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Fig. 1 Looking southeast from the National Memorial Park towards the subject site.

one tasman pukeahu park
1 & 23 tasman street
mount cook
wellington

assessment of effects on heritage

for

one tasman development limited
partnership

january 2023

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Prepared for:

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Attention: Nick Owen

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Auckland, January 2023



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1. executive summary

archifact – architecture & conservation ltd (Archifact) prepared an Assessment of Effects on Heritage (AEH) report dated 10th September 2021 on the applicant's resource consent application to construct a new multi-building, multi-storey residential development at 1-23 Tasman Street, Mount Cook. That AEH report proceeded on the basis that the proposal involved the construction of:

- Northern Apartments: a 10-storey base-isolated building at the northern end of the site with approximately 104 apartments;
- Southern Apartments: a 9-storey base-isolated building at the southern end of the site with approximately 92 apartments;
- Terrace Houses: 3-storey terrace houses, five fronting Old Buckle Street and four on the corner of Old Buckle Street and Tasman Street; and
- Courtyard Terraces: eight 2-storey terrace houses situated above the central carpark.

In the AEH report (10th September 2021), Archifact assessed the effects on nearby heritage as less than minor.

The applicant subsequently modified the proposal to reduce the height of the Northern and Southern Apartments to 8- and 5-storeys respectively, among other minor amendments. Archifact's assessment of that modified proposal application was that the effects on heritage remained less than minor.

The current proposal is similar to the original proposal assessed in the 10th September 2021 report in all respects that are material to Archifact's assessment. The variations found in the current proposed scheme when compared to the previous 2021 scheme include:

- i. Narrower threshold between the Northern and Southern Apartment blocks, resulting from a longer Northern Apartment block;
- ii. Stepped-down/visually distinct half-bay at the southern end of the Northern Apartment block. This block frames the view towards the Carillon tower element and enhances its prominence, particularly when seen from the Basin Reserve and the Mt Victoria tunnel exit, mitigating the narrower separation (see (i) above);
- iii. Wider Northern Apartment block form (greater east-west dimension);
- iv. Different materiality/colours/elevational design, particularly on the east elevation and on the eastern half of the north elevation of the Northern Apartment block;
- v. Different colouring/materiality/elevational design between the Southern Apartment block and the south/eastern elevations of the Northern Apartment block (Southern block remains white as per the previous 2021 scheme). This assists the visual separation and breaking up of building masses across the site into smaller-scaled volumes; and,
- vi. Increased number of street entrances to the Terrace Houses and consequent enhanced pedestrian activation along the Old Buckle Street and Tasman Street boundaries.

Archifact's assessment is that the effects on heritage values of the current proposal are less than minor when considered against the receiving environment including the consented 8- and 5-storey development. For completeness, and consistent with the 10th September 2021 AEH report, Archifact's assessment is that the effects on heritage

of the current proposal are also less than minor when considered against the current, physical characteristics of the site and surrounding context.

The site at 1 & 23 Tasman Street is not included within the Wellington City Council (WCC) Operative District Plan (ODP) *Chapter 21 Appendix – Heritage List: Areas, Buildings, Objects, Trees and Maori Sites* or in the Proposed District Plan (PDP) (notified 21st July 2022), nor is it listed in the New Zealand Heritage List/Rārangi Kōrero administered by Heritage New Zealand Pouhere Taonga (HNZPT) as a heritage-listed place, but there are a number of adjacent and nearby significant heritage buildings, elements, and spaces.

The proposed massing, height, scale and proportions, architectural forms, detailing, and materiality of the new development are designed to respect and be sympathetic to the nearby heritage. The varied architectural massing and relationship of the various built forms within the site have been carefully considered so that the proposed development sits appropriately within the site, maintains the characteristic mixed-grain of the surrounding existing context, and does not dominate the surrounding heritage elements. The proposed height is a site-specific response to the particular and distinctive topography of the site.

The collection of heritage elements grouped on and around the ridge and slopes of Pukeahu/Mount Cook including the National War Memorial, the former Dominion Museum, the former Mount Cook Police Station building and the Tasman Street wall on its eastern boundary, and the former Army Headquarters Building to the west can be considered collectively, in conjunction with the Pukeahu National War Memorial Park public setting to the north, to describe a collective heritage context. The proposed development sits adjacent to, but outside of, this important setting. The proposed scheme respects and maintains the character and significance of the individual and collective heritage elements and enables their continued appreciation and interpretation.

The National War Memorial's Carillon tower is significantly higher than the proposed development and remains the primary skyline element that will be visible from the Te Aro Valley and the wider Wellington context. The focal status of the Carillon tower and the National War Memorial is reinforced in the configuration of the apartment towers across the site: the bulk of the apartment blocks have been separated in two, with the threshold aligned on the historic Te Aro (Heaphy) grid axis using the Carillon tower as the reference for the axis. The separation of the north and south apartment blocks also maintains sightlines from the Mount Victoria Tunnel exit.

Overall, the proposed works demonstrate a commitment to respecting, maintaining, and enhancing the nearby heritage buildings, and the wider heritage and urban context, providing a positive and appropriate outcome with a resultant less-than-minor adverse effect on heritage values. The proposed One Tasman Pukeahu Park development at 1 & 23 Tasman Street represents an appropriate and supportable scheme that respects the identified historic heritage values of the adjacent and nearby heritage buildings, elements, and spaces, minimises effects, and enhances those values and the wider public benefit.

2. commission

Archifact was commissioned by One Tasman Development Limited Partnership in December 2022.

The brief for the project required Archifact to undertake an independent and objective professional assessment considering the effects on nearby historic heritage elements and values arising from the proposed One Tasman Pukeahu Park development at 1 & 23 Tasman Street, Wellington, and to guide the design team in key decisions with respect to heritage.

3. identification of the place

3.1 address

1 Tasman Street and 23 Tasman Street
Mount Cook
Wellington

NZTM reference: Northing: 5426488 / Easting: 1748901

3.2 ownership

The property is owned by One Tasman Development Limited Partnership.

3.3 legal description

Section 1219 TN of Wellington (1 Tasman Street) and Lot 1 DP 568221 (23 Tasman Street).

3.4 local authority status

3.4.1 operative district plan

Within the WCC ODP the subject site is located within the Central Area.

While *Chapter 21 Appendix – Heritage List: Areas, Buildings, Objects, Trees and Maori Sites* in the ODP does not identify the subject site at 1 & 23 Tasman Street as a heritage listed place, there are several nearby heritage-listed items:

- National Museum 1933-36, 7 Buckle Street (Map Ref: 16, Ref: 40)
- National War Memorial and Carillon 1931-32, 1960-64, 7 Buckle Street (Map Ref: 16, Ref: 41)
- Mount Cook Police Station and retaining wall 1894, Buckle Street/corner Tasman Street (Map Ref: 16, Ref: 43)
- Brick Wall c1894, Tasman Street (Map Ref: 16, Ref: 54)
- Home of Compassion Creche (former) 1914, Buckle Street (Map Ref: 16, Ref 42)
- Former Army Headquarters Building 1911-12, Buckle Street/corner Taranaki Street (Map Ref: 16, Ref: 424)
- Museum Stand, Basin Reserve 1924, 2 Rugby Street (Map Ref: 16, Ref: 449)
- William Wakefield Memorial pre-1890, Dufferin Street (Map Ref: 16, Ref: 11)

Note that the ODP Heritage List and Planning Maps list the HMNZS Olphert Building, 1941, (Map Ref: 16, Ref: 425) as a heritage place, although this building was demolished in 2019.

3.4.2 proposed district plan

Within the WCC's PDP (notified 21st July 2022), the site is located within the City Centre Zone. It is within a Height Control Area, subject to a Height Control of 28.5 m (measured from Ground Level).

While *Schedule 1 – Heritage Buildings* in the PDP does not identify the subject site at 1 & 23 Tasman Street as a heritage listed place, there are several nearby heritage-listed items:

- National/Dominion Museum and National Art Gallery (former), 15 Buckle Street (Ref: 41), with Historic (A), Physical (B), Social (C), Rarity (E), and Representativeness (F) values.
- National War Memorial and Carillon, 19 Buckle Street (Ref: 40), with Historic (A), Physical (B), Social (C), Tangata whenua (D), and Rarity (E) values.
- Mount Cook Police Station (former), 13 Buckle Street (Ref: 43), with Historic (A), Physical (B), Social (C), Tangata whenua (D), and Rarity (E) values.
- Home of Compassion Crèche (former), 18 Buckle Street (Ref 42), with Historic (A), Physical (B), and Social (C) values.
- Army Headquarters (former), 213 Taranaki Street (Ref: 424), with Historic (A), Physical (B), Social (C), Tangata whenua (D), and Rarity (E) values.
- Museum Stand, Basin Reserve, 2 Rugby Street (Ref: 449), with Historic (A), Physical (B), Social (C), Rarity (E), and Representativeness (F) values.

Schedule 2 – Heritage Structures in the PDP lists the following nearby heritage-listed structures:

- Tasman Street Brick Wall, Tasman Street (Ref: 54), with Historic (A), Physical (B), Social (C), Rarity (E), and Representativeness (F) values.
- William Wakefield Memorial, 2 Rugby Street (Ref: 11), with Historic (A), Physical (B), Social (C), Rarity (E), and Representativeness (F) values.

Schedule 3 – Heritage Areas in the PDP lists the following nearby heritage-listed area:

- Basin Reserve, 2 Rugby Street (Ref: 37)
 - The Basin Reserve Heritage Area includes Museum Stand, R A Vance Stand, Groundmen's Shed, Playing Oval and Picket Fence, Gates (J R Reid Gate and C S Dempster Gate), Former Midland St Pat's Cricket Clubrooms, Fence Posts (1917), William Wakefield Memorial, Terraced Seating, Toilet (south end), Scoreboards, Light Towers and Bank.
 - The Basin Reserve Heritage Area is recognised for Historic (A), Physical (B), Social (C), Rarity (E), and Representativeness (F) values.

3.5 heritage new zealand pouhere taonga listing

The subject site at 1 & 23 Tasman Street, the existing buildings or the site, does not appear in the New Zealand Heritage List/Rārangī Kōrero administered by HNZPT.

There are however several HNZPT heritage-listed places nearby:

- National Art Gallery and Dominion Museum (Former), 7 Buckle Street (Category 1 Historic Place, List No: 1409)
- National War Memorial, Pukeahu National War Memorial Park, 19 Buckle Street (Category 1 Historic Place, List No: 1410)
- Mount Cook Police Station (Former), 13 Buckle Street and Tasman Street (Category 1 Historic Place, List No: 1408)
- Tasman Street Wall, Tasman Street (Category 2 Historic Place, List No: 7758)
- Home of Compassion Creche (Former), 18 Buckle Street (Category 1 Historic Place, List No: 3599)
- General Headquarters Building (Former), 213-215 Taranaki Street and Buckle Street, (Category 2 Historic Place, List No: 7518)
- Basin Reserve Pavilion, Sussex Street (Category 2 Historic Place, List No: 1339)
- William Wakefield Memorial, Basin Reserve (Category 1 Historic Place, List No: 1441)
- Basin Reserve Historic Area, Sussex Street, Buckle Street, Ellice Street, Dufferin Street and Rugby Street (Historic Area, List No: 7441)

3.6 archaeological status

The subject property is recognised by the New Zealand Archaeological Association as an archaeological site (NZAA Site R27/784 'Town Acre 664' and NZAA Site R27/785 'Town Acre 665'), and is within the NZAA Central City archaeological area (NZAA Site R27/270).

It is also acknowledged that the site, having been associated with human activity before 1900, may be defined, in accordance with the definition contained in the Heritage New Zealand Pouhere Taonga Act (HNZPTA) 2014, as an archaeological site.

An application for an Authority must be made to HNZPT for any activities that will or may modify or destroy the whole or any part of any archaeological site.

4. methodology

4.1 assessment of effects on nearby heritage

In accordance with the ODP Chapter 13 Central Area Rules, the proposed development activity – *the construction, alteration of, and addition to, buildings and structures (within the Central Area) that do not comply with the specified standards* – is recognised as a Discretionary (Restricted) Activity. The impacts of the proposed development on the adjacent and nearby heritage are addressed using the relevant Policies in Chapter 12.2 and the relevant Central Area Urban Design Guide guidelines.

The PDP identifies (see Part 1 Introduction and General Provisions – General Approach) a number of matters, including those relating to Historic Heritage, that have immediate legal effect from the time of public notification of the PDP on the 21st July 2022. The PDP – City Centre Zone (CCZ) section confirms that the proposed work – (CCZ-R20) *Construction of buildings and structures* – is a restricted discretionary activity, as the requirements of Standard CCZ-S4 is achieved (i.e. the proposed scheme complies with the minimum height standard, see the commentary in the planner’s AEE for further discussion regarding this).

Notably, the relevant PDP provisions concerning the proposed development do not have immediate legal effect (as the proposed development does not directly involve any historic heritage). The proposed scheme has however been carefully designed with consideration and response to the nearby heritage elements and context. Consequently and for completeness, this AEH report utilises the relevant provisions within the PDP’s CCZ section to consider the effects of the proposed development on nearby historic heritage. This AEH report offers an independent and objective professional assessment of the proposed development with respect to nearby heritage values using the relevant provisions within the ODP and the PDP.

This AEH report relies on WCC’s Heritage Inventory Reports (see **appendix b**) and the HNZPT List Entries (see **appendix c**) as guidance to, and confirmation of, the heritage values of the various heritage-listed places found in the immediate area. It is against the heritage values recognised in those respective list records which the proposed works, and any impacts arising from that work on the nearby historic heritage places, is measured.

4.2 considerations

This assessment has been based on information available at the time. A number of site visits have been undertaken to the streetscape and context, the last site visit was undertaken on 28th July 2021.

This assessment does not include an archaeological assessment of the site.

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This assessment is based on the following ‘Resource Consent’ documents by Athfield Architects:

- Architectural Drawings, received 13th January 2023.
- Architectural Design Statement, received 20th January 2023.
- Townscape Views, received 11th January 2023.
- Sun Studies, received 11th January 2023.

5. background

5.1 site and context



Fig. 2 Aerial view of the wider Wellington context with the subject site arrowed.
(Wellington City Council GIS Map, 2021)

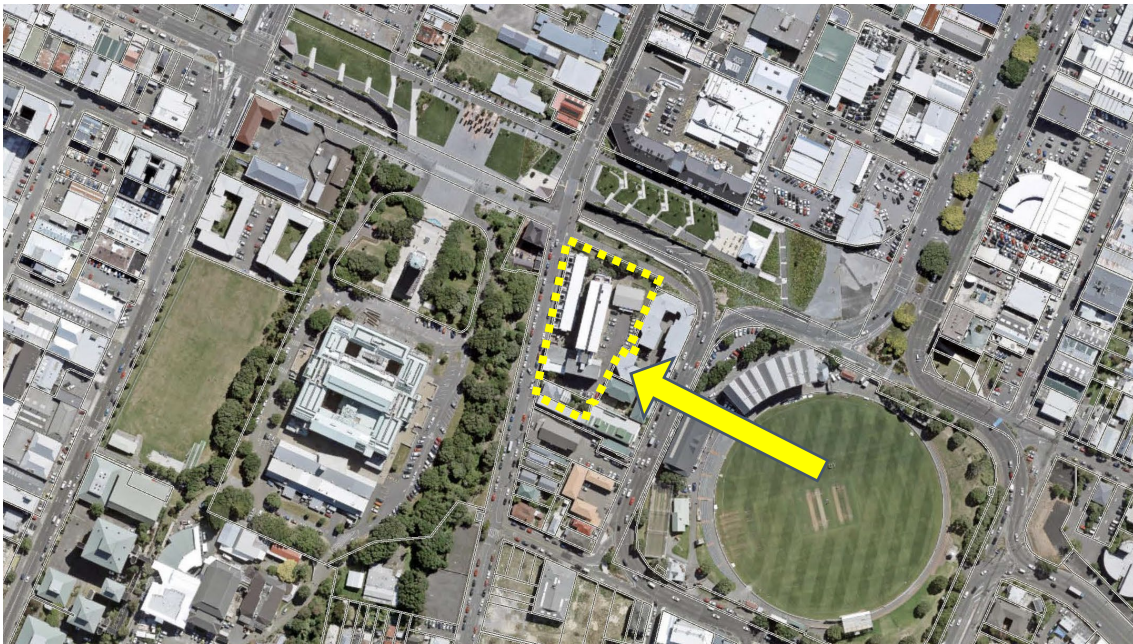


Fig. 3 Aerial view of the subject site at 1 & 23 Tasman Street, indicated with the dashed outline and arrowed. (Wellington City Council GIS Map, 2021)

The ‘Central Area Urban Design Guide Appendix 2 – Te Aro Corridor’ in the ODP has the following commentary for the National War Memorial section of the Te Aro Corridor area:

“The National War Memorial is a monument of national as well as citywide significance. It is important to retain this significance, and to respect the formal and spatial composition of the Carillon and National War Memorial as a whole. Its symbolic status must also be recognised and maintained.

The War Memorial comprises free-standing buildings set in formally landscaped space. The buildings’ visual impact derives from their contrasting scale and verticality, axial planning, and position at the northern end of a ridge. The memorial’s visual prominence is accentuated by its location on an axis aligned with the Massey University building to the south, and running parallel to the Mount Cook ridge line.

The original building concept envisaged an avenue extending along the central axis and cutting through Te Aro towards the north. This avenue has not been built and never will be. Instead [...] a linear park space directly opposite the War Memorial [has been established].

The shape and qualities of buildings at the northern edge of this space are particularly important. They should define the space and, in their siting and composition, refer to the north-south axis of the War Memorial and Carillon. Structures that complement the War Memorial, and do not overshadow its significance, are required.

The existing brick buildings on the corners of Buckle & Tasman Streets (Police Barracks) and Buckle & Taranaki Sts (Defence Building) provide strong corners to this [...] frontage.”¹

¹ Wellington City Council, “Central Area Urban Design Guide, Appendix 2 – Te Aro Corridor,” 4.



Fig. 4 Looking west from the Mount Victoria Tunnel exit towards the subject site. The Carillon tower and former Dominion Museum are visible atop Pukeahu/Mount Cook, and against the backdrop of the Town Belt topography.



Fig. 5 Looking west across the Basin Reserve oval from the Wakefield Memorial position towards the Museum Stand. The Carillon tower is partially visible above the Museum Stand, with the roof line of the former Dominion Museum just visible on the skyline above the Pohutukawa trees.



Fig. 6 Looking west from the intersection of Rugby Street and Adelaide Road. The Carillon tower is visible, with the roof line of the former Dominion Museum just visible on the skyline above the Pohutukawa trees.



Fig. 7 Looking west from near the intersection of Rugby Street and Sussex Street. The Carillon tower is visible, with the roof line of the former Dominion Museum largely screened on the skyline by the Pohutukawa trees.



Fig. 8 Looking west from Dufferin Street towards the William Wakefield Memorial within the Basin Reserve.



Fig. 9 Looking west along Buckle Street from outside the subject site (directly on left) towards the former Mount Cook Police Station with the Carillon tower visible behind.



Fig. 10 Looking south along Tory Street towards the intersection of Tory, Buckle, and Tasman Streets, with the subject site (left) and former Mount Cook Police Station (right).



Fig. 11 Looking southeast from the National War Memorial Park towards the former Mount Cook Police Station and the subject site behind.



Fig. 12 Looking southeast across the intersection of Tasman and Buckle Streets towards the subject site at 1 & 23 Tasman Street.



Fig. 13 Looking southwest across the intersection of Tasman and Buckle Streets towards the former Mount Cook Police Station, with the top of the Carillon tower visible above.



Fig. 14 Looking west across Tasman Street towards the east street elevation of the former Mount Cook Police Station building.

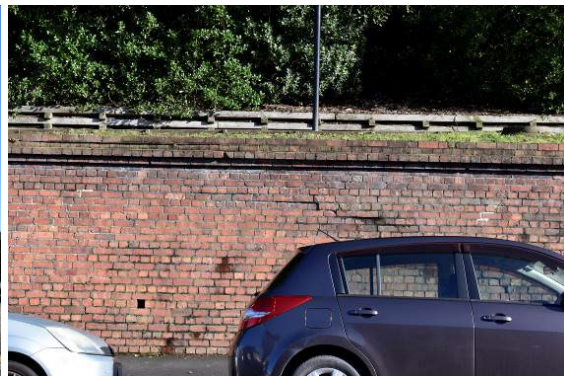


Fig. 15 Looking west at a section of the heritage brick wall on Tasman Street.



Fig. 16 Looking south along Tasman Street from the intersection with Buckle Street, with the subject site on the left. The heritage brick Tasman Street Wall (right) demarcates the boundary of Pukeahu/Mount Cook.



Fig. 17 Looking north along Tasman Street from the intersection with Rugby Street. The heritage brick Tasman Street Wall (left) demarcates the boundary of Pukeahu/Mount Cook.



Fig. 18 Looking south towards the National War Memorial.



Fig. 19 Looking north from the National War Memorial across the National War Memorial Park and directly along the formal designed north-south axis.



Fig. 20 Looking south across the National War Memorial Park directly along the formal designed north-south axis towards the National War Memorial and Carillon tower.

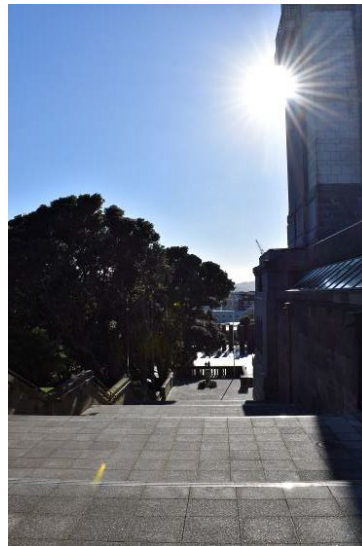


Fig. 21 Looking north along the protected viewshaft (Central Viewshaft 21 in the ODP) along the west side of the Carillon.

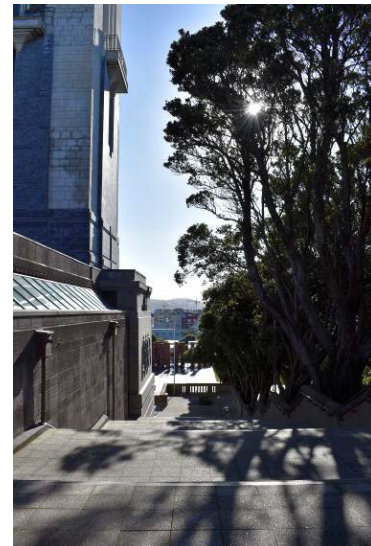


Fig. 22 Looking north along the protected viewshaft (Central Viewshaft 21 in the ODP) along the east side of the Carillon.



Fig. 23 Looking south from the Carillon and National War Memorial towards the former Dominion Museum.



Fig. 24 Looking northeast from the top of the National War Memorial towards the subject site. Note that the dense Pohutukawa planting on the side slopes of Pukeahu/Mount Cook obscure all possible views of the subject site from the top of the hill.



Fig. 25 Looking southeast towards the southeastern corner of the National War Memorial Park bookended by the former Mount Cook Police Station building, with the subject site beyond.



Fig. 26 Looking southwest towards the southwestern corner of the National War Memorial Park bookended by the former Army Headquarters Building.



Fig. 27 Looking southwest from Tory Street towards Pukeahu/Mount Cook, the National War Memorial, and the National War Memorial Park, with the former Mount Cook Police Station building bookending the eastern corner of Pukeahu/Mount Cook and the National War Memorial Park.



Fig. 28 Looking southeast from Taranaki Street towards Pukeahu/Mount Cook, the National War Memorial, and the National War Memorial Park, with the former Army Headquarters Building bookending the western corner of Pukeahu/Mount Cook and the National War Memorial Park.

6. assessment of effects on heritage

6.1 proposed scope of works

The proposed scheme is for a new multi-building, multi-storey residential development at 1-23 Tasman Street, Mount Cook, comprising:

- Northern Apartments: a 10-storey base-isolated building at the northern end of the site with approximately 104 apartments;
- Southern Apartments: a 9-storey base-isolated building at the southern end of the site with approximately 92 apartments;
- Terrace Houses: 3-storey terrace houses, five fronting Old Buckle Street and four on the corner of Old Buckle Street and Tasman Street; and
- Courtyard Terraces: eight 2-storey terrace houses situated above the central carpark.²

The Resource Consent Drawings detail the full scope and extent of works.

6.2 odp assessment

6.2.1 relevant odp policies

Relevant ODP Policies	Archifact comment
<p>12.2.5.2 <i>Manage building mass to ensure that the adverse effects of new building work are able to be avoided, remedied or mitigated on site.</i></p>	<ul style="list-style-type: none"> • Potential adverse effects of the proposed development have been avoided or mitigated through the application of architectural design excellence. • The architectural massing and relationship of the various built forms within the site have been carefully considered so that the proposed development sits appropriately within the site and does not dominate the surrounding context. • The scheme uses a lower-scale terraced housing massing along the Buckle Street edge that continues around the Tasman Street corner, which responds directly to the lower-scale of the historic former Mount Cook Police Station building and provides an appropriate height transition from the street edge. • The taller apartment block forms are carefully located within the site and separated into two forms to appropriately manage and break up the perception of greater building mass. • See the Architectural Design Statement and Urban Design Assessment for further information.
<p>12.2.5.3 <i>Manage building mass in conjunction with building height to ensure quality design outcomes.</i></p>	<ul style="list-style-type: none"> • The potential mass and bulk of the higher-scale apartment towers has been reduced and separated into two distinct built forms (the Northern Apartment and the Southern Apartments). This allows them to respond to, and reference, the historic Te Aro grid and Carillon tower as an axial datum, and to limit the proportion of the overall site area that they cover. • The variation and modulation of building types, mass, and heights within the overall development provides a positive skyline articulation to the proposed scheme that breaks up the visual bulk and responds to the finer-grain characteristics of the existing context in the round.

² As discussed in the Executive Summary, the terrace houses and courtyard terraces are consented (under SR500876) and the scope of the current application is principally the additional height on the two apartment blocks.

Relevant ODP Policies	Archifact comment
	<ul style="list-style-type: none"> See the Architectural Design Statement and Urban Design Assessment for further information.
<p>12.2.5.4 <i>To allow building height above the specified height standards in situations where building height and bulk have been reduced elsewhere on the site to:</i> <i>provide an urban design outcome that is beneficial to the public environment, or reduce the impact of the proposed building on a listed heritage item.</i> <i>Any such additional height must be able to be treated in such a way that it represents an appropriate response to the characteristics of the site and the surrounding area.</i></p>	<ul style="list-style-type: none"> See the commentary in section 6.2.2 relevant odp design guide provisions (below), particularly at O3.1, O3.2, and G3.5.
<p>12.2.6.2 <i>Require high quality building design within the Central Area that acknowledges, and responds to, the context of the site and the surrounding environment.</i></p>	<ul style="list-style-type: none"> See the Architectural Design Statement and Urban Design Assessment for discussion of the architectural design excellence. The proposed design responds to the historic urban context established by the Te Aro grid. The proposed height is a site-specific response to the distinctive topography of the site/area: it sits on the flanks of Pukeahu/Mount Cook, responding to the particular location in the Te Aro valley that has an otherwise generally level of contour. The three-dimensional configuration of building massing within the site responds to the surrounding topography, the Te Aro Grid, and scales of the nearby heritage buildings. The proposed development maintains the characteristic mixed-grain (scale, form, and materiality) of the surrounding existing context, demonstrated by the mix of small and large buildings.
<p>12.2.6.3 <i>Ensure that new buildings and structures do not compromise the context, setting and streetscape value of adjacent listed heritage items, through the management of building bulk and building height.</i></p>	<ul style="list-style-type: none"> The ODP Chapter 13, and particularly 13.3.3.8.4A (bullet point 2), requires consideration of the effects of height on the heritage values of nearby heritage listed items. In doing so, this assessment has followed the guidance at the end of chapter 13 section 13.3.8, in considering the relevant policies identified from Chapter 12 (particularly 12.2.6.3). See the commentary in section 6.2.2 relevant odp design guide provisions (below), particularly for the Design Guide provisions at O3.2 and G3.5.

6.2.2 relevant odp design guide provisions

Design Guide Provisions	Archifact comment
Relevant Central Area Urban Design Guide Objectives:	
<p>O3.1 <i>To complement existing patterns of alignment, and achieve a positive scale relationship with adjoining buildings and public spaces.</i></p>	<ul style="list-style-type: none"> • The architectural massing and relationship of the various built scales and forms within the site have been carefully considered so that the overall proposed development sits appropriately within the site and does not dominate the surroundings (both the surrounding heritage elements and the National War Memorial Park setting). • A positive scale transition is achieved at the street edge with the three-storey terraced 'walk-ups'. • The lower-scale walk-up terraces located at the street edge respond to, and complement, the scale, form, and street alignments of the lower-scale former Mount Cook Police Station and Tasman Street Wall. • The brick-clad walk-up terraces are designed particularly to reflect the scale, proportions, and materiality of the former Mount Cook Police Station building, with the top of the terraces aligning approximately with the ridge height of the heritage building. • The apartment tower blocks have a relationship to the historic and existing Te Aro grid alignment (which the existing nearby heritage items are also aligned to). • The positioning of the two apartment tower blocks across the site has also been designed in relation to both the Te Aro grid and the National War Memorial: the threshold between the two apartment tower blocks is aligned on the historic Te Aro grid axis with the Carillon tower providing the reference datum for the axis. • The 'rifting' of the apartment tower blocks (both north and south blocks) provides a scale and relief to the tower forms, with the leading-edge proportions of the front Northern Apartment block referencing the verticality of the Carillon tower. • The proposed development affords a positive scale transition and relationship with the adjoining National War Memorial Park public space. • The proposed development is located near the southeast corner of the National War Memorial Park. It is separated from the park by Buckle Street and Tory Street, and more significantly by the State Highway 1 Arras Tunnel which travels beneath the park. • It provides a sense of enclosure to and definition of the public space, while the stepped modulation of height from the street edge means that the apartment tower elements do not dominate the public space. To some extent, the proposed development becomes a marker of the edge of the public space. • Since the development site is on the southern side of the park for the majority of the year it will not cast a shadow over the public space. Note that in late evening around the summer solstice, the development will cast a shadow

Design Guide Provisions	Archifact comment
	<p>across the SH1 Arras Tunnel and over the eastern corner of the National War Memorial Park.</p> <ul style="list-style-type: none"> As such, the proposed development will not cause any adverse dominance or severance effects on the National War Memorial Park or nearby heritage buildings.
<p>O3.2 <i>To respect the setting of heritage items and identified heritage areas.</i></p>	<ul style="list-style-type: none"> The proposed development has been carefully considered to respect the settings of the various significant heritage items nearby. The architectural massing and relationship of the different built forms within the site have been designed so that the overall proposed development sits appropriately within the site and does not dominate the surroundings (both the surrounding heritage elements and the National War Memorial Park setting). The architectural design has undergone a process of exploration and iteration to reach the refined and articulated proposed scheme. The former Mount Cook Police Station is recognised as a local landmark that is “<i>visible from a number of different view shafts in the area due to its corner site (Tory, Tasman, and Buckle Streets)</i>”³ due to its location at the corner of Tory, Tasman, and Buckle Streets. In particular, the protected formal viewshaft looking south along Tory Street in the ODP (Central Area Viewshaft 20) frames and terminates on the former Mount Cook Police Station building and Pukeahu/Mount Cook behind. The visibility of the former Mount Cook Police Station, particularly defined within the protected viewshaft to the building, is unaffected, with the proposed development making no change to the existing ability to appreciate the heritage building. The proposed lower-height brick terraces (Terrace Houses) positioned along the Buckle Street edge and wrapping around the corner into Tasman Street respond positively to the scale, materiality, and design of the Police Station and the heritage brick wall along Tasman Street without mimicking it. The brick-clad Terrace Houses are designed to particularly reflect the height and proportions of the former Mount Cook Police Station building, with the top of the terraces aligning approximately with the ridge height of the heritage building. Along Tasman Street, the proposed low-height brick garden wall at the street boundary echoes and complements the distinctive historic brick wall element on the opposite (west) side of the road, which has defined the Tasman Street streetscape since the 1890s. A key element of the former Mount Cook Police Station’s contextual significance is as a ‘bookend’, along with the Tasman Street Wall, that defines the eastern corner of the National War Memorial setting, positioned at the corner of Buckle and Tasman Streets. The proposed apartment tower blocks make no change to the sense of ‘separation’ achieved by the Pohutukawa

³ Wellington City Council, ‘Mount Cook Police Station (Former) – Heritage Inventory Report’, (2013), 5.

Design Guide Provisions	Archifact comment
	<p>planting or the historic heritage values that the planting frames.</p> <ul style="list-style-type: none"> • The ‘rifting’ of the apartment tower blocks (both Northern Apartment and Southern Apartment blocks) provides a scale and relief to the forms, with the leading-edge proportions responding to the verticality of the Carillon and National War Memorial. • See the commentary against TAO1.1 and TA01.2 below for further discussion of the response to the National War Memorial. • The proposed height of the apartment tower blocks lends greater value to the nearby lower-scale heritage assets (the former Mount Cook Police Station, Tasman Street wall, former Army Headquarters Building, Home of Compassion Creche, and Museum Stand in Basin Reserve), reinforcing their distinctive form and scale within an urban cityscape that anticipates and warrants greater intensification. • There is no adverse effect on the former Army Headquarters Building to the west. • Aside from being the western “<i>red-brick bookend</i>”⁴ of the National War Memorial and Pukeahu/Mount Cook area alongside the former Mount Cook Police Station to the east, the former Army Headquarters Building is “<i>unencumbered by other buildings, and its relative isolation is amplified by the adjacent wide streets and vacant land on the opposite side of Buckle Street</i> [now part of the National War Memorial Park].”⁵ The building’s shared historical context and relationship with other former ‘military’ structures around Mount Cook (including the former Dominion Museum and the National War Memorial) will be maintained and unchanged by the proposed development. • The proposed development affords a positive scale transition and relationship with the adjoining National War Memorial Park public space. • It provides a sense of enclosure to the public space, while the stepped modulation of height from the street edge means that the apartment tower elements do not appear to dominate the public space. To some extent, the proposed development becomes a marker of the edge of the National War Memorial public space. • The proposed development is located at the southeast corner of the National War Memorial Park. It is separated from the park by Buckle Street and Tory Street, and more significantly by the State Highway 1 Arras Tunnel which travels beneath the park. As such, it will not cause any adverse dominance or severance effects on the National War Memorial Park or nearby heritage buildings.

⁴ Wellington City Council, ‘Army Headquarters (Former) – Heritage Inventory Report’, (2012), 6.

⁵ Wellington City Council, ‘Army Headquarters (Former) – Heritage Inventory Report’, (2012), 6.

Design Guide Provisions	Archifact comment
	<ul style="list-style-type: none"> • The collection of heritage elements grouped on and around the ridge and slopes of Pukeahu/Mount Cook – the National War Memorial, the former Dominion Museum, the former Mount Cook Police Station building and the Tasman Street wall at the eastern corner, and the former Army Headquarters Building to the west – can be considered collectively, in conjunction with the recent National War Memorial Park public setting to the north, to have a combined heritage context. The proposed development sits adjacent to, but outside of, this important group setting. The proposed scheme respects and maintains the character and significance of the individual and collective heritage elements and enables their continued appreciation and interpretation. • There are no identified nearby Heritage Areas within the ODP. The Basin Reserve area is not recognised as a heritage area within the ODP, although it has been proposed for inclusion as a heritage area in the PDP (see commentary in section 7.3). Consequently, in order to understand what values the Basin Reserve area as a whole has, the HNZPT listing for the Basin Reserve Historic Area was consulted. • While there are a number of inter-related historic elements in the area, there is no recognition or reference that the Basin Reserve area has a relationship (aside from the relative proximity of distance) with Pukeahu and its collective heritage elements, including the National War Memorial. The primary heritage elements within the area are the Museum Stand and the William Wakefield Memorial. • Views of the National War Memorial and former Dominion Museum are part of the wider urban context that includes dynamic and changing glimpses of the site as one moves through the city. While there are views to the National War Memorial and former Dominion Museum, these are incidental to, and not part of, the formal designed north-south axis. The proposed development will continue to afford glimpses towards the National War Memorial and Pukeahu from different points within and around the Basin Reserve area. • The former Home of Compassion Creche building is on the north side of Buckle Street and located at the furthest east point of the National War Memorial Park. The Arras Tunnel carrying SH1 below the National War Memorial Park causes a physical severance with the proposed development on the south side of Buckle Street. • Note that in late evening around the summer solstice, the development will cast a shadow across the SH1 Arras Tunnel and over the eastern corner of the National War Memorial Park, which includes some minor shading of the former Creche building. • Nevertheless, there are no overall adverse effects from the proposed development on the heritage values of the former Creche building.

Design Guide Provisions	Archifact comment
<p>TA O1.1 <i>To retain the landmark significance of the Carillon and National War Memorial, and respect its symbolic status.</i></p>	<ul style="list-style-type: none"> • The proposed development sits next to, but outside of, the primary area that is associated with the National War Memorial and former Dominion Museum. • The Carillon tower is significantly higher than the proposed development and remains the primary skyline element that will be visible from the Te Aro Valley and the wider city context. • As such, the National War Memorial can be seen as a local marker and becomes an important point of orientation as one moves through the area and views to the National War Memorial reveal themselves. • The focal status of the Carillon tower and the National War Memorial is reinforced in the configuration of the apartment blocks across the site: the potential bulk of the apartment tower blocks has been separated in two, with the threshold aligned on the historic Te Aro grid axis using the Carillon as the reference for the axis. • A deliberate half-bay stepdown at the south end of the Northern Apartment block frames the view towards the Carillon tower element and enhances its prominence, particularly when seen from the Basin Reserve and the Mt Victoria tunnel exit. • The design of the individual apartment tower roofs is simple, clean, and unarticulated, with roof clutter minimised. This allows them to be viewed as ‘ground’ with the Carillon tower beyond as the figural element. • The variation and modulation of building types, mass, and heights within the overall development provides a positive skyline articulation to the proposed scheme that breaks up the visual bulk and responds to the finer-grain characteristics of the existing context. • This approach aligns with the comments and recommendations from the Urban Design Panel.⁶ • The WCC Heritage Inventory Report for the National War Memorial identifies that <i>“The structure was built in conjunction with the former National Museum and Art Gallery. Together the two structures lie on a formal axis that was original planned to extend into a tree lined boulevard to Courtenay Place.”</i>⁷ • The protected viewshaft (Central Area Viewshaft 21 in the ODP) looking north along the formal north-south axis from the National War Memorial is retained and unchanged. • The proposed apartment tower blocks sit outside the protected viewshaft from the National War Memorial, and the protected viewshaft (Viewshaft 20) looking south along Tory Street towards the National War Memorial from the north. • While originally there was no planting on the Pukeahu hill, the existing setting of the National War Memorial and Carillon (and former Dominion Museum) is now strongly

⁶ See the ‘Urban Design Panel Recommendations’ (May 2021), 1-2.

⁷ Wellington City Council, ‘National War Memorial – Heritage Inventory Report, (August 2012), 11.

Design Guide Provisions	Archifact comment
	<p>defined and reinforced by the Pohutukawa planting on the slopes of Pukeahu/Mount Cook.</p> <ul style="list-style-type: none"> • The Council Heritage Inventory Report for the former Dominion Museum states that “<i>The trees help to <u>separate</u> [emphasis added] the Museum building from the former Mount Cook police barracks to the east and the grounds of the former Defence depot building to the west.</i>” As noted, the area around, and associated with, the National War Memorial / former Dominion Museum is bookended by the low scale former Mount Cook Police Station building and the former Army Headquarters Building defining the east and west corners of the block. • The view of the Carillon from the Mount Victoria tunnel exit is not a protected formal viewshaft (as recognised in the ODP). More particularly it is not a formal view as intended by the original design of the National War Memorial. The formal view is from the north and includes the former Dominion Museum as a foil to that view. Nonetheless, a clear sightline from the Mount Victoria tunnel exit is maintained through the distribution and separation of the apartment tower masses. • The proposed development makes no change to the significant symbolic values of the National War Memorial as “New Zealand’s foremost symbolic and commemorative building, a place of pilgrimage and ceremony, and of very high social value to the country.”⁸ • The relationship of the National War Memorial with its surrounding recognised setting (as identified in the WCC Heritage Inventory Report)⁹ – the former Dominion Museum to the south, the National War Memorial Park public setting to the north, the location on the northern slopes of Pukeahu/Mount Cook overlooking Buckle Street and National War Memorial Park, the surrounding dense planting of Pohutukawa trees on the eastern and western sides, and the former Mount Cook Police Station to the east, and the grounds of the former Army Headquarters Building to the west – is maintained and unchanged. • The proposed development is located near the southeast corner of the National War Memorial Park. It is separated from the park by Buckle Street and Tory Street, and more significantly by the State Highway 1 Arras Tunnel which travels beneath the park.
<p>TA O1.2 <i>To maintain an unobstructed ridge-top setting for the National War Memorial and good visual connections with the city.</i></p>	<ul style="list-style-type: none"> • It is recognised that “The structure was built in conjunction with the former National Museum and Art Gallery. Together the two structures lie on a formal axis that was original planned to extend into a tree lined boulevard to Courtenay Place.”¹⁰ • The protected viewshaft (Central Area Viewshaft 21 in the ODP) looking north along the formal north-south axis from the National War Memorial is retained and unchanged.

⁸ Wellington City Council, ‘National War Memorial – Heritage Inventory Report,’ (August 2012), 2.
⁹ Wellington City Council, ‘National War Memorial – Heritage Inventory Report,’ (August 2012), 9.
¹⁰ Wellington City Council, ‘National War Memorial – Heritage Inventory Report,’ (August 2012), 11.

Design Guide Provisions	Archifact comment
	<ul style="list-style-type: none"> • The Carillon tower is significantly higher than the proposed development and remains the primary skyline element that will be visible from the Te Aro Valley and the wider Wellington context. • It is perceived and appreciated from a very dynamic context, and views towards the National War Memorial (and former Dominion Museum to a lesser extent) are revealed as the public move throughout the city, much the same as the existing condition hides and reveals the National War Memorial as one moves through the surrounding context. • The visual connections with the city from the National War Memorial are heavily defined by the surrounding Pohutukawa planting on Pukeahu/Mount Cook. From the public realm around both the National War Memorial and the former Dominion Museum atop the Pukeahu ridge, the dense Pohutukawa planting hides any views of the proposed development. • Views to the National War Memorial and former Dominion Museum from the east (and indeed the west) are part of the wider urban context that includes dynamic and changing views of the site as one traverses the city. It has been recognised that the views are dynamic and that complete visibility from all possible vantage points is not feasible.¹¹ While there are side views to these elements, these are incidental and not part of the formal designed north-south axis. • The incidental and dynamic glimpse of the tops of the Carillon and the former Dominion Museum as seen from the east when emerging from the Mount Victoria tunnel is not a formal or intended view (as recognised in the ODP). Nonetheless, a clear sightline from the Mount Victoria tunnel exit is maintained through the distribution and separation of the apartment tower masses. • When seen from the east, the dense Pohutukawa planting hides most of the former Dominion Museum building, leaving only the upper section and roof form visible. This appears even less prominent when read against the Town Belt hill backdrop. • The proposed apartment tower blocks reflect the stepped height relationship between the Carillon tower and the former Dominion Museum, similarly reducing in height from the north to the south.
Relevant Central Area Urban Design Guide Guidelines:	
<p>G3.5 <i>Ensure new buildings do not dominate lower adjacent public spaces and neighbouring buildings by moderating their height at and close to the street edge. This will achieve a scale transition between the</i></p>	<ul style="list-style-type: none"> • The architectural massing and relationship of the various built forms within the site have been carefully considered so that the overall proposed development sits appropriately within the site and does not dominate the surroundings (both the surrounding heritage elements and the National War Memorial Park setting). • A positive scale transition is achieved at the street edge with the three-storey terraced 'walk-ups' mitigating the greater scale of the apartment towers to the east.

¹¹ Wellington City Council, 'Pre-Application Meeting Record,' (Meeting date 18 June 2021), 3.

Design Guide Provisions	Archifact comment
<i>higher and lower building spaces.</i>	<ul style="list-style-type: none"> • The proposed lower-height brick Terrace Houses positioned along the Buckle Street edge and wrapping around the corner into Tasman Street respond positively to the scale, materiality, and design of the former Mount Cook Police Station and the heritage brick wall along Tasman Street without mimicking it. The brick-clad Terrace Houses are designed to particularly reflect the height and proportions of the former Mount Cook Police Station building, with the top of the terraces aligning approximately with the ridge height of the heritage building. • The apartment tower blocks are aligned in relation to the historic Te Aro grid rather than along the Tasman Street alignment; consequently, at the key Tasman Street/Buckle Street intersection (northwest corner of the site), the Northern Apartments block experiences its greatest setback from the street corner. This provides an enhanced scale transition between the lower brick 'podium' form of the terraces and the higher apartment tower forms. • This scale transition is further enhanced by the 'rifting' of the Northern Apartments plan, with the western half of the Northern Apartments moved southward and increasing the transition threshold at the street corner. • In addition, the western half of the Northern Apartments block is slightly lower than the eastern half, providing a further 'stepped' height transition.
<p>G3.7 <i>Reduce the proportion of site area covered by parts of buildings that are significantly higher than existing surrounding buildings.</i></p>	<ul style="list-style-type: none"> • The potential bulk of the higher-scale apartment tower blocks has been separated into two built forms (the Northern Apartments and the Southern Apartments). This allows them to respond to, and reference, the Carillon tower as a datum, and limits the proportion of the overall site area that they cover. • The apartment tower blocks' footprints are also aligned in relation to the historic Te Aro grid and not along the Tasman Street alignment (which is skewed from the primary Te Aro grid). This further minimises the extent of the site that the apartment tower blocks cover.

6.3 pdp assessment

Wellington City Council has limited their discretion in considering an application for the restricted discretionary activity work – *Construction of buildings and structures* – to the matters in the relevant City Centre Zone (CCZ) Policies, the extent of compliance with the relevant CCZ Standards, and the relevant provisions of the Centres & Mixed Use Design Guide and the Residential Design Guide.

While the relevant PDP provisions concerning the proposed development do not have immediate legal effect (as the proposed development does not directly involve any historic heritage), the scheme has been carefully designed with consideration and response to the nearby heritage elements and context. Consequently, this AEH report utilises the relevant provisions within the PDP's CCZ section to consider the effects of the proposed development on nearby historic heritage.

6.3.1 relevant pdp city centre zone provisions

City Centre Zone (CCZ)	Archifact comment
Relevant CCZ Policies	
<p>CCZ-P9 – Quality design outcomes</p> <p>Require new development, and alterations and additions to existing development, at a site scale to positively contribute to the sense of place and distinctive form, quality and amenity of the City Centre Zone by:</p>	<p>See below:</p>
<p>2. Ensuring that development, where relevant:</p> <p>a. Responds to the site context, particularly where it is located adjacent to:</p> <p>ii. A heritage building, heritage structure or heritage area;</p>	<ul style="list-style-type: none"> • The proposed development has been carefully considered to respect the settings of the various significant heritage items nearby. • The architectural massing and relationship of the different built forms within the site have been designed so that the overall proposed development sits appropriately within the site and does not dominate the surroundings (both the surrounding heritage elements and the National War Memorial Park setting). • The architectural design has undergone a process of exploration and iteration to reach the refined and articulated proposed scheme. • The proposed height of the apartment tower blocks lends greater value to the nearby lower-scale heritage assets (the former Mount Cook Police Station, Tasman Street wall, former Army Headquarters Building, Home of Compassion Creche, and Museum Stand in Basin Reserve), reinforcing their distinctive form and scale within an urban cityscape that anticipates and warrants greater intensification. • The former Mount Cook Police Station is recognised as a local landmark that is “<i>visible from a number of different view shafts in the area due to its corner site (Tory, Tasman, and Buckle Streets)</i>”¹² due to its location at the corner of Tory, Tasman, and Buckle Streets. However, the protected viewshaft looking south along Tory Street terminating on the former Mount Cook Police Station building and Pukeahu/Mount Cook behind that was in the ODP has been removed from the PDP, and is no longer a protected viewshaft. Nevertheless, the visibility of the former Mount Cook Police Station is unaffected, with the proposed development making no change to the existing ability to appreciate the heritage building. • The proposed lower-height brick terraces (Terrace Houses) positioned along the Buckle Street edge and wrapping around the corner into Tasman Street respond positively to the scale, materiality, and design

¹² Wellington City Council, ‘Mount Cook Police Station (Former) – Heritage Inventory Report’, (2013), 5.

City Centre Zone (CCZ)	Archifact comment
	<p>of the Police Station and the heritage brick wall along Tasman Street without mimicking it. The brick-clad Terrace Houses are designed to particularly reflect the height and proportions of the former Mount Cook Police Station building, with the top of the terraces aligning approximately with the ridge height of the heritage building.</p> <ul style="list-style-type: none"> • Along Tasman Street, the proposed low-height brick garden wall at the street boundary echoes and complements the distinctive historic brick wall element on the opposite (west) side of the road, which has defined the Tasman Street streetscape since the 1890s. • A key element of the former Mount Cook Police Station’s contextual significance is as a ‘bookend’, along with the Tasman Street Wall, that defines the eastern corner of the National War Memorial setting, positioned at the corner of Buckle and Tasman Streets. • The proposed development sits next to, but outside of (and separated by Tasman Street), the primary area that is associated with the National War Memorial and former Dominion Museum. • The Carillon tower is significantly higher than the proposed development and remains the primary skyline element that will be visible from the Te Aro Valley and the wider city context. • As such, the National War Memorial can be seen as a local marker and becomes an important point of orientation as one moves through the area and views to the National War Memorial reveal themselves. • The view of the Carillon from the Mount Victoria tunnel exit is not a protected formal viewshaft (as recognised in the PDP). More particularly it is not a formal view as intended by the original design of the National War Memorial. The formal, designed viewshaft is to/from the north and includes the former Dominion Museum as a foil to that view. Nonetheless, a clear sightline from the Mount Victoria tunnel exit is maintained through the distribution and separation of the apartment tower masses. • The proposed development makes no change to the significant symbolic values of the National War Memorial as “New Zealand’s foremost symbolic and commemorative building, a place of pilgrimage and ceremony, and of very high social value to the country.”¹³ • The relationship of the National War Memorial with its surrounding recognised setting (as identified in the WCC Heritage Inventory Report)¹⁴ – the former Dominion Museum to the south, the National War Memorial Park public setting to the north, the location

¹³ Wellington City Council, ‘National War Memorial – Heritage Inventory Report,’ (August 2012), 2.

¹⁴ Wellington City Council, ‘National War Memorial – Heritage Inventory Report,’ (August 2012), 9.

City Centre Zone (CCZ)	Archifact comment
	<p>on the northern slopes of Pukeahu/Mount Cook overlooking Buckle Street and National War Memorial Park, the surrounding dense planting of Pohutukawa trees on the eastern and western sides, and the former Mount Cook Police Station to the east, and the grounds of the former Army Headquarters Building to the west – is maintained and unchanged.</p> <ul style="list-style-type: none"> • The proposed development makes no change to the significant symbolic values of the National War Memorial as “New Zealand’s foremost symbolic and commemorative building, a place of pilgrimage and ceremony, and of very high social value to the country.”¹⁵ • The relationship of the National War Memorial with its surrounding recognised setting (as identified in the WCC Heritage Inventory Report)¹⁶ – the former Dominion Museum to the south, the National War Memorial Park public setting to the north, the location on the northern slopes of Pukeahu/Mount Cook overlooking Buckle Street and National War Memorial Park, the surrounding dense planting of Pohutukawa trees on the eastern and western sides, and the former Mount Cook Police Station to the east, and the grounds of the former Army Headquarters Building to the west – is maintained and unchanged. • While originally there was no planting on the Pukeahu hill, the existing setting of the National War Memorial and Carillon (and former Dominion Museum) is now strongly defined and reinforced by the Pohutukawa planting on the slopes of Pukeahu/Mount Cook. The proposed apartment tower blocks make no change to the sense of separation achieved by the Pohutukawa planting or the historic heritage values that the planting on the slopes of Pukeahu/Mount Cook frames. • The focal status of the Carillon tower and the National War Memorial is reinforced in the configuration of the apartment blocks across the site: the potential bulk of the apartment tower blocks has been separated in two, with the threshold aligned on the historic Te Aro grid axis using the Carillon as the reference for the axis. • A deliberate half-bay stepdown at the south end of the Northern Apartment block frames the view towards the Carillon tower element and enhances its prominence, particularly when seen from the Basin Reserve and the Mt Victoria tunnel eastern portal. • The design of the individual apartment tower roofs is simple, clean, and unarticulated, with roof clutter minimised. This allows them to be viewed as ‘ground’ with the Carillon tower beyond as the figural element. • The variation and modulation of building types, mass, and heights within the overall development provides a positive skyline articulation to the proposed scheme

¹⁵ Wellington City Council, ‘National War Memorial – Heritage Inventory Report,’ (August 2012), 2.

¹⁶ Wellington City Council, ‘National War Memorial – Heritage Inventory Report,’ (August 2012), 9.

City Centre Zone (CCZ)	Archifact comment
	<p>that breaks up the visual bulk and responds to the finer-grain characteristics of the existing context.</p> <ul style="list-style-type: none"> • The ‘rifting’ of both Northern Apartment and Southern Apartment blocks provides a scale and relief to the forms, with the leading-edge proportions responding to the verticality of the Carillon and National War Memorial. • This approach aligns with the comments and recommendations from the Urban Design Panel¹⁷ following presentation of October 2021 scheme to them. <ul style="list-style-type: none"> • There is no adverse effect on the former Army Headquarters Building to the west. • Aside from being the western “red-brick bookend”¹⁸ of the National War Memorial and Pukeahu/Mount Cook area alongside the former Mount Cook Police Station to the east, the former Army Headquarters Building is “unencumbered by other buildings, and its relative isolation is amplified by the adjacent wide streets and vacant land on the opposite side of Buckle Street [now part of the National War Memorial Park].”¹⁹ The building’s shared historical context and relationship with other former ‘military’ structures around Mount Cook (including the former Dominion Museum and the National War Memorial) will be maintained and unchanged by the proposed development. <ul style="list-style-type: none"> • The proposed development affords a positive scale transition and relationship with the adjoining National War Memorial Park public space. • It provides a sense of enclosure to the public space, while the stepped modulation of height from the street edge means that the apartment tower elements do not appear to dominate the public space. To some extent, the proposed development reinforces the edge of the National War Memorial public space. • The proposed development is located at the southeast corner of the National War Memorial Park. It is separated from the park by Buckle Street and Tory Street, and more significantly by the State Highway 1 Arras Tunnel which travels beneath the park. As such, it will not cause any adverse dominance or severance effects on the National War Memorial Park or nearby heritage buildings. <ul style="list-style-type: none"> • The collection of heritage elements grouped on and around the ridge and slopes of Pukeahu/Mount Cook – the National War Memorial, the former Dominion Museum, the former Mount Cook Police Station building and the Tasman Street wall at the eastern corner, and the former Army Headquarters Building to the west – can be considered collectively, in

¹⁷ See the ‘Urban Design Panel Recommendations’ (May 2021), 1-2.

¹⁸ Wellington City Council, ‘Army Headquarters (Former) – Heritage Inventory Report’, (2012), 6.

¹⁹ Wellington City Council, ‘Army Headquarters (Former) – Heritage Inventory Report’, (2012), 6.

City Centre Zone (CCZ)	Archifact comment
	<p>conjunction with the recent National War Memorial Park public setting to the north, to have a combined heritage context. The proposed development sits adjacent to, but outside, this important group setting. The proposed scheme respects and maintains the character and significance of the individual and collective heritage elements and enables their continued appreciation and interpretation.</p> <ul style="list-style-type: none"> • The Basin Reserve Heritage Area has been proposed for recognition as a heritage area and included within the PDP. The description and evaluation of heritage values for the area²⁰ identifies that while there are a number of inter-related historic elements within the Basin Reserve Heritage Area, there is no recognition or reference that the Basin Reserve area has a relationship (aside from the relative proximity of distance) with Pukeahu and its collective heritage elements, including the National War Memorial. The primary heritage elements within the area are the Museum Stand and the William Wakefield Memorial. Fundamentally, the values of the Basin Reserve Heritage Area are inwardly focused onto the Basin Reserve space encircled by the road roundabout. • Views of the National War Memorial and former Dominion Museum are part of the wider urban context that includes dynamic and changing glimpses of the site as one moves through the city. While there are views to the National War Memorial and former Dominion Museum, these are incidental to, and not part of, the formal designed north-south axis. The proposed development will continue to afford glimpses towards the National War Memorial and Pukeahu from different points within and around the Basin Reserve area. • The description of the 'Surroundings' heritage values states: "<i>The Basin Reserve has been surrounded by residential buildings since the 1870s. The Reserve is of great importance in the streetscape of southern Te Aro and in its evolved role as the largest roundabout in the country in 1972-73, marks the confluence of many important streets in the area.</i>"²¹ The proposed development will make no changes to these recognised heritage values. • The former Home of Compassion Creche building is on the north side of Buckle Street and located at the furthest east point of the National War Memorial Park. The Arras Tunnel carrying SH1 below the National War Memorial Park causes a physical severance with the proposed development on the south side of Buckle Street.

²⁰ NZ Heritage Properties on behalf of Wellington City Council, 'Historic Heritage Area Evaluation: Basin Reserve Heritage Area,' (October 2021).

²¹ NZ Heritage Properties, 'Historic Heritage Area Evaluation: Basin Reserve Heritage Area,' (2021), 62.

City Centre Zone (CCZ)	Archifact comment
	<ul style="list-style-type: none"> There are no overall adverse effects from the proposed development on the heritage values of the former Creche building.
<i>b. Responds to the pedestrian scale of narrower streets;</i>	<ul style="list-style-type: none"> A positive scale transition is achieved at the street edge with the three-storey terraced 'walk-ups'.
<i>c. Responds to any identified significant natural hazard risks and climate change effects, including the strengthening and adaptive reuse of existing buildings;</i>	<ul style="list-style-type: none"> Not applicable.
<i>d. Provides a safe and comfortable pedestrian environment;</i>	<ul style="list-style-type: none"> Not applicable from a heritage perspective.
<i>e. Enhances the quality of the streetscape and the private/public interface;</i>	<ul style="list-style-type: none"> The scheme uses a lower-scale terraced housing massing along the Buckle Street edge that continues around the Tasman Street corner, which responds directly to the lower-scale of the historic former Mount Cook Police Station building and provides an appropriate height transition from the street edge.
<i>f. Integrates with existing and planned active and public transport activity movement networks, including planned rapid transit stops; and</i>	<ul style="list-style-type: none"> Not applicable from a heritage perspective.
<i>g. Allows sufficient flexibility for ground floor space to be converted to a range of activities, including residential along streets that are not subject to active frontage and/or verandah coverage requirements and sites free of any identified natural hazard risk.</i>	<ul style="list-style-type: none"> Not applicable from a heritage perspective.
Relevant CCZ Standards	
<p>CCZ-S1 – Maximum Height</p> <p>Location i: Height Control Area 1 – South-East, South-West Zone Edge. Limit = 28.5 m.</p>	<ul style="list-style-type: none"> The proposed building height exceeds the permitted Standard Maximum Height of 28.5 m. As such, see below for comments against the relevant assessment criteria.
<p>1. Streetscape and visual amenity effects;</p> <p>2. Dominance and privacy effects on adjoining sites; and</p>	<ul style="list-style-type: none"> The architectural massing and relationship of the various built forms within the site have been carefully considered so that the overall proposed development sits appropriately within the site and does not dominate the surroundings (both the surrounding heritage elements and the National War Memorial Park setting). The potential bulk of the higher-scale apartment tower blocks has been separated into two built forms (the Northern Apartments and the Southern Apartments). This allows them to respond to, and reference, the

City Centre Zone (CCZ)	Archifact comment
	<p>Carillon tower as a datum, and limits the proportion of the overall site area that they cover.</p> <ul style="list-style-type: none"> • The apartment tower blocks' footprints are also aligned in relation to the historic Te Aro grid and not along the Tasman Street alignment (which is skewed from the primary Te Aro grid). This further minimises the extent of the site that the apartment tower blocks cover. • A positive scale transition is achieved at the street edge with the three-storey terraced 'walk-ups' mitigating the greater scale of the Northern Apartment block to the east. • The proposed lower-height brick terraces (Terrace Houses) positioned along the Buckle Street edge and wrapping around the corner into Tasman Street respond positively to the scale, materiality, and design of the Police Station and the heritage brick wall along Tasman Street without mimicking it. The brick-clad Terrace Houses are designed to particularly reflect the height and proportions of the former Mount Cook Police Station building, with the top of the terraces aligning approximately with the ridge height of the heritage building. • The apartment tower blocks are aligned in relation to the historic Te Aro grid rather than along the Tasman Street alignment; consequently, at the key Tasman Street/Buckle Street intersection (northwest corner of the site), the Northern Apartment block experiences its greatest setback from the street corner. This provides an enhanced scale transition between the lower brick 'podium' form of the terraces and the higher apartment block forms. • This scale transition is further enhanced by the 'rifting' of the Northern Apartment block plan, with the western half of the block moved southward and increasing the transition threshold at the street corner. • In addition, the western half of the Northern Apartment block is lower than the eastern half, providing a further 'stepped' height transition.
<p><i>3. The extent to which taller buildings would substantially contribute to increasing residential accommodation in the city.</i></p>	<ul style="list-style-type: none"> • Not applicable from a heritage perspective.

6.3.2 relevant pdp design guide provisions

Relevant Design Guide Guidelines	Archifact comment
Design Guide – Centres & Mixed Use (CMU)	
<p>CMU G2 <i>Identify and respond to the natural and cultural landscape within and surrounding the site, including but not limited to:</i></p>	<ul style="list-style-type: none"> • See below
<ul style="list-style-type: none"> • <i>Māori sites of significance and their traditional uses</i> • <i>Identified view shafts to maunga and awa/moana of significance to mana whenua</i> • <i>Native vegetation and planting.</i> 	<ul style="list-style-type: none"> • Not applicable from an historic heritage perspective, rather this is a cultural heritage consideration.
<ul style="list-style-type: none"> • <i>Scheduled heritage places</i> 	<ul style="list-style-type: none"> • See the commentary above in section 6.3.1 against CCZ Policy 9 (a).
<p>CMU G28 <i>Consider the scale of adjacent heritage buildings and areas in the design.</i></p> <p><i>Adopt street wall heights, upper-level setbacks and appropriate building separation to respond to the scale of adjacent heritage buildings and contributing buildings to heritage areas</i></p>	<ul style="list-style-type: none"> • The architectural massing and relationship of the various built forms within the site have been carefully considered so that the overall proposed development sits appropriately within the site and does not dominate the surroundings (both the surrounding heritage elements and the National War Memorial Park setting). • A positive scale transition is achieved at the street edge with the three-storey terraced ‘walk-ups’ mitigating the greater scale of the apartment blocks to the east. • The proposed lower-height brick terraces (Terrace Houses) positioned along the Buckle Street edge and wrapping around the corner into Tasman Street respond positively to the scale, materiality, and design of the Police Station and the heritage brick wall along Tasman Street without mimicking it. The brick-clad Terrace Houses are designed to particularly reflect the height and proportions of the former Mount Cook Police Station building, with the top of the terraces aligning approximately with the ridge height of the heritage building. • The apartment tower blocks are aligned in relation to the historic Te Aro grid rather than along the Tasman Street alignment; consequently, at the key Tasman Street/Buckle Street intersection (northwest corner of the site), the Northern Apartment block experiences its greatest setback from the street corner. This provides an enhanced scale transition between the lower brick ‘podium’ form of the terraces and the higher apartment tower forms. • This scale transition is further enhanced by the ‘rifting’ of the Northern Apartment block plan, with the western half of the block moved southward and increasing the transition threshold at the street corner.

Relevant Design Guide Guidelines	Archifact comment
	<ul style="list-style-type: none"> • The western half of the Northern Apartment block is lower than the eastern half, providing a further 'stepped' height transition. • A deliberate half-bay stepdown at the south end of the Northern Apartment Tower block frames the view towards the Carillon tower element and enhances its prominence, particularly when seen from the Basin Reserve and the Mt Victoria tunnel exit. • Differentiation in materiality, elevational design, and colour between the Northern and Southern Apartment blocks assists the visual separation and breaking up of building masses across the site into smaller-scaled volumes. • When seen from the east, the overall Southern Apartment Tower is perceived as two tall/narrow forms because of the breaking up of the block's mass, which relates visually to the verticality and proportions of the Carillon tower. • Similarly, the tall, narrow proportions and vertical nature of the southern half bay of the Northern Apartment Tower's eastern elevation, which is stepped down from the rest of the Northern Apartment Tower volume, appears as a distinct element that complements the Carillon tower form. The sense of distinction in the southern half bay is reinforced through a differentiation in materiality (to appear more akin to the masonry of the Carillon tower), the deep window reveals, and the solid vertical element that sits proud of the primary eastern façade. • The two projecting balcony stacks on the Northern Apartment Tower's eastern elevation are positioned together in the middle of the eastern elevation, providing an additional expressed sense of verticality (as a subtle reference to the Carillon tower) and helping to visually break down the perceived volume of the Northern Apartment Tower. • The Basin Reserve Heritage Area has been proposed for recognition as a heritage area and included within the PDP. The description and evaluation of heritage values for the area²² identifies that while there are a number of inter-related historic elements within the Basin Reserve Heritage Area, there is no recognition or reference that the Basin Reserve area has a relationship (aside from the relative proximity of distance) with Pukeahu and its collective heritage elements, including the National War Memorial. The primary heritage elements within the area are the Museum Stand and the William Wakefield Memorial. Fundamentally, the values of the Basin Reserve Heritage Area are inwardly focused onto the Basin Reserve space encircled by the road roundabout.

²² NZ Heritage Properties on behalf of Wellington City Council, 'Historic Heritage Area Evaluation: Basin Reserve Heritage Area,' (October 2021).

Relevant Design Guide Guidelines	Archifact comment
	<ul style="list-style-type: none"> Views of the National War Memorial and former Dominion Museum are part of the wider urban context that includes dynamic and changing glimpses of the site as one moves through the city. While there are views to the National War Memorial and former Dominion Museum, these are incidental to, and not part of, the formal designed north-south axis. The proposed development will continue to afford glimpses towards the National War Memorial and Pukeahu from different points within and around the Basin Reserve area.
Design Guide – Residential	
<ul style="list-style-type: none"> Note, the relevant guidelines within the Residential Design Guide regarding heritage – G2 & G31 – are identical to the guidelines within the Centres & Mixed Use Design Guide, and consequently are not repeated. 	

6.4 consideration of basin reserve flyover panel decision

Consideration has been given to the pertinent findings of the Board of Inquiry's Decision (August 2014) from the proposed Basin Reserve Flyover project.

6.4.1 national war memorial park

The following point is the main finding regarding any effects on National War Memorial Park:²³

- The NWM [National War Memorial] Park is being created deliberately in such a way as to avoid adverse effects in future of large volumes of traffic passing in close proximity to this important heritage space.*

This review finds that the principal finding regarding the National War Memorial Park was that it was created to address and remedy the high volumes of traffic causing adverse effects on the heritage space (and associated heritage elements). The Board of Inquiry made no further comments regarding any other adverse effects on the National War Memorial Park.

The effects of the proposed development at 1 & 23 Tasman Street have been addressed in **sections 6.2** and **6.3**.

6.4.2 basin reserve historic area

The following points are the main findings regarding any effects on the Basin Reserve historic area:²⁴

- Adverse heritage effects relating to the proposed mitigation structure [the proposed 65 m-long Northern Gateway Building]:
 - Changes to heritage fabric within the Basin Reserve Historic Area*

²³ Board of Inquiry, 'Final Report and Decision of the Board of Inquiry into the Basin Bridge Proposal,' (August 2014), 232-233.

²⁴ Board of Inquiry, 'Final Report and Decision of the Board of Inquiry into the Basin Bridge Proposal,' (August 2014), 234-233.

- b. *Changes to significant historic views into and out of the Basin Reserve*
 - c. *Effects on the ambience within the Basin Reserve*
 - d. *Dominance over the northern entrance plaza*
 - e. *Severance between the traditionally connected Basin Reserve and Canal Reserve.*
2. Cumulative adverse effects of severance within the heritage setting:
- a. *Dominance of new structures in a sensitive heritage setting*
 - b. *The permanent loss of historically significant views*
 - c. *The sense of severance between historically connected places with strong historical associations.*
 - d. *Such adverse effects arise between the Basin Reserve and the Kent and Cambridge Terraces boulevard, and between the Basin Reserve and the Character Area of Mount Victoria.*
 - e. *The north-south severance referenced to in the [point 'd' above] takes on additional significance in the context of the ceremonial processional route between Parliament and Government House.*

This review finds that the principal findings of the Board of Inquiry related to the adverse effects of the proposed flyover bridge structure and the proposed mitigation structure (the Northern Gateway Building). The Board of Inquiry did not find that there was a specific or significant relationship between the Basin Reserve Historic Area and the Pukeahu/National War Memorial area.

The dominance and severance effects which the Basin Reserve Flyover was found to generate would not be generated by the proposed development at 1 & 23 Tasman Street:

- i. The proposed development will not change any heritage fabric within the Basin Reserve Historic Area.
- ii. The proposed development will not cause the “*permanent loss of historically significant views*” into or out of the Basin Reserve. The principal historically significant view that was recognised by the Board of Inquiry was the north-south view, which the proposed development will have no effect on.
- iii. The proposed development will be visible in some views between the Basin Reserve Historic Area and Pukeahu/Mount Cook, which includes a partial view of the top of the National War Memorial Carillon tower and the roof-form of the former Dominion Museum above the dense Pohutukawa planting. However, as already discussed earlier (see the comprehensive commentary in **sections 6.2 and 6.3**), while there are views to the National War Memorial and former Dominion Museum, these are incidental and not part of the formal designed north-south axis. The proposed development will continue to afford glimpses towards the National War Memorial and Pukeahu from different points within and around the Basin Reserve area.
- iv. The significant dominance effects that would be caused by the Basin Reserve Flyover structure and the Northern Gateway Building will not be experienced by the proposed development, which is removed by some distance (approximately 50 metres from the Basin Reserve, with a large property and building and the State Highway 1 arterial road thoroughfare between).
- v. The proposed development is physically distant from the Basin Reserve area, does not obscure any views towards the Basin Reserve area, does not have a dominating or visually intrusive presence when perceived from the Basin Reserve area. Consequently, it will not have an adverse impact on the ambience of the Basin Reserve area.

- vi. The proposed development will also have no *“dominance over the northern entrance plaza”*.
- vii. The proposed development will cause none of the north-south severance between the traditionally-connected Basin Reserve and Canal Reserve (i.e. the Kent and Cambridge Terraces boulevard). Neither will it have any impact whatsoever on the *“ceremonial processional route between Parliament and Government House.”*

7. conclusion

The proposed One Tasman Pukeahu Park development at 1 & 23 Tasman Street represents an appropriate and supportable scheme that respects the identified historic heritage values of the adjacent and nearby heritage buildings, elements, and spaces, minimises effects, and enhances those values and the wider public benefit.

The proposed massing, height, scale and proportions, architectural forms, detailing, and materiality of the new development are designed to respect and be sympathetic to the nearby heritage. The varied architectural massing and relationship of the various built forms within the site have been carefully considered so that the proposed development sits appropriately within the site, maintains the characteristic mixed-grain of the surrounding existing context, and does not dominate the surrounding heritage elements. The proposed height is a site-specific response to the particular and distinctive topography of the site.

The collection of heritage elements grouped on and around the ridge and slopes of Pukeahu/Mount Cook including the National War Memorial, the former Dominion Museum, the former Mount Cook Police Station building and the Tasman Street wall on its eastern boundary, and the former Army Headquarters Building to the west can be considered collectively, in conjunction with the Pukeahu National War Memorial Park public setting to the north, to describe a collective heritage context. The proposed development sits adjacent to, but outside of, this important setting. The proposed scheme respects and maintains the character and significance of the individual and collective heritage elements and enables their continued appreciation and interpretation.

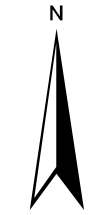
The National War Memorial's Carillon tower is significantly higher than the proposed development and remains the primary skyline element that will be visible from the Te Aro Valley and the wider Wellington context. The focal status of the Carillon tower and the National War Memorial is reinforced in the configuration of the apartment towers across the site: the bulk of the apartment towers have been separated in two, with the threshold aligned on the historic Te Aro (Heaphy) grid axis using the Carillon tower as the reference datum for the axis. The separation of the Northern and Southern Apartment blocks also maintains sightlines from the Mount Victoria Tunnel eastern portal.

Overall, the proposed works demonstrate a commitment to respecting, maintaining, and enhancing the nearby heritage assets, and the wider heritage and urban context, providing a positive and appropriate outcome with a resultant less-than-minor adverse effect on heritage values.

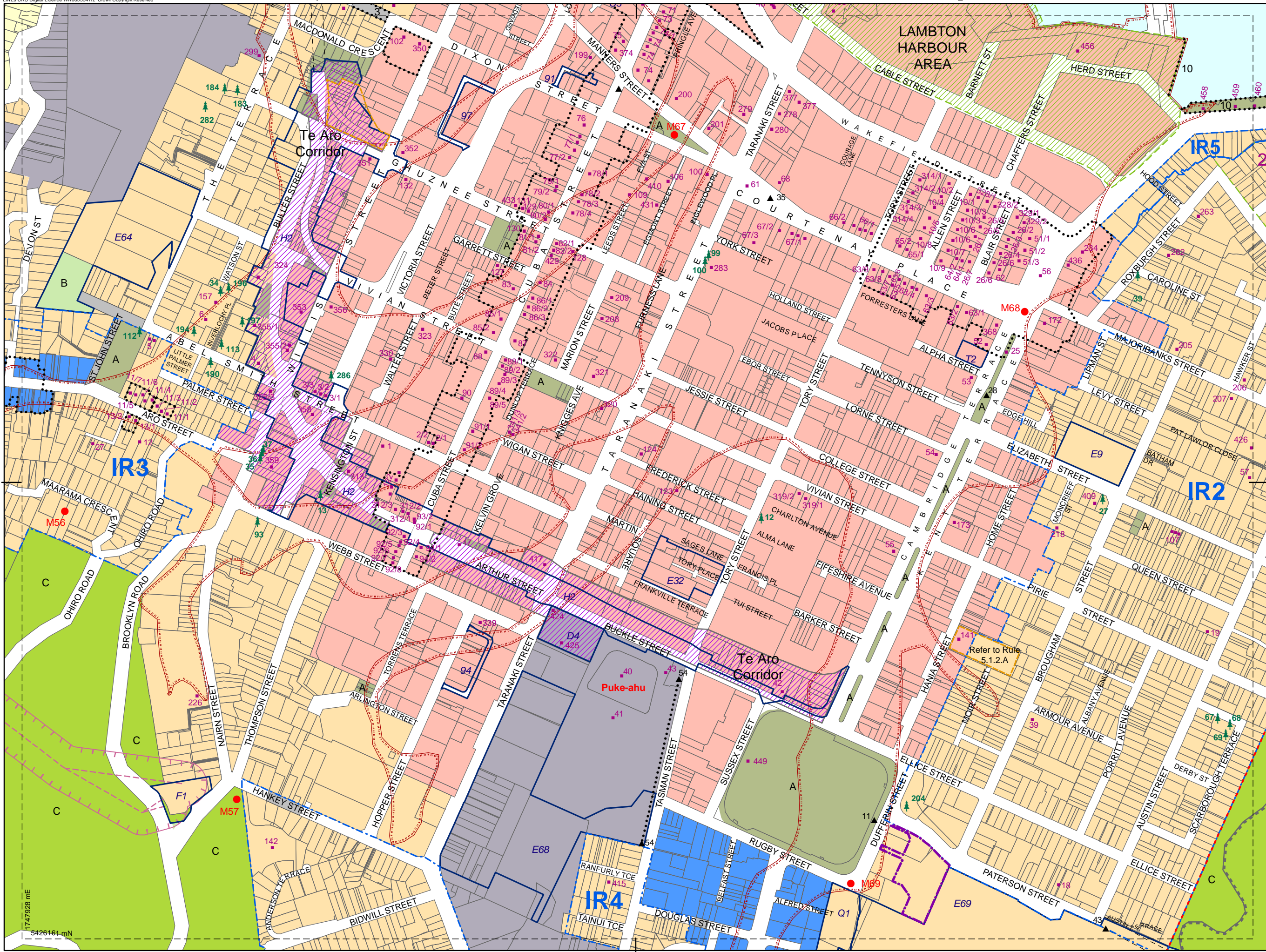
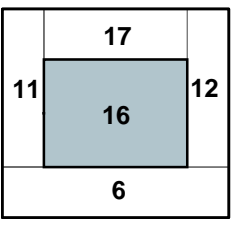


appendix a. wcc district plan maps and heritage lists

appendix a.1 wcc odp



1:5,000












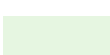

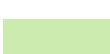


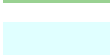






WELLINGTON CITY COUNCIL DISTRICT PLAN MAP




Operative July 2000
Updated July 2018

LEGEND FOR PLANNING MAPS




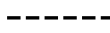

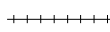









AREAS

	Central Area
	Curtis St Business
	Business 1
	Business 2
	Centre
	Urban Development Area
	Airport
	Institutional Precinct
	Inner Residential
	Outer Residential
	MDRA
	Rural
	Open Space A
	Open Space B
	Open Space C
	Conservation
	Sea
	Over water
	Unformed Legal Road
	Te Aro Corridor
	Lambton Harbour Area
	Pipitea Precinct Area





HAZARD AREAS

	Hazard (Fault Line) Area
	Hazard (Flooding) Area
	Hazard (Ground Shaking) Area




BOUNDARIES

	District Boundary
	Non Cadastral Boundary
	Designations (number references refer to Chapter 24 Schedule)
	Golf Course Boundary
	Airport Control Tower Restriction
	Railway Lines
	Specific Rules Apply
	Operational Port Area
	Port Redevelopment Area
	Character Areas
	Ridgelines and Hilltops
	Transmission Lines
	Transmission Line Buffer (32m)
	Educational Precincts
	Special Residential Areas

HERITAGE

	Heritage Areas
	Heritage Sea Walls
	Heritage Objects
	Heritage Buildings
	Heritage Trees

MAORI

	Maori Precinct Boundary
	Maori Tracks
	Maori Site Points

NB: Other earthquake hazards exist and significant ground shaking may occur outside the Hazard (Ground Shaking) Area

Bolton Street Cemetery		Sexton's Cottage 1857	17	375
Boston Terrace	11-13	Cottages c1890	16	27
Botanic Gardens		Gazebo 1914	11	28
Botanic Gardens		Overseer's House 1876	17	29
Botanic Gardens		Cable Car Winding House 1900-01	17	30
[Botanical Gardens	Pt Lot 1 DP 8530	pan="1">Stables, Mess Rooms and Tool Shed below Treehouse Visitors Centre 1915	11] PC53	423
Boulcott Street		Dr Henry Pollen House 1902 (now incorporated into the Majestic Building)	17	31
Boulcott Street	27	St Mary of the Angels 1919-22	17	35
Boulcott Street	63	Antrim House 1904	17	33
Boulcott Street	99	Plimmer House 1872-74 (Heritage Order)	17	34
Bowen Street		The Beehive (Parliament Buildings) 1970	18	36
Bowen Street	25-27	Turnbull House 1916	17	37
Box Hill	38	House 1929	21	370
Brandon Street	20	Brandon House 1911	17	38
[Brougham Street	46 (Lots 9, 10 and 12, DP 9809)	Crossways Community Centre Building Pre-1890	12,16	409] PC58
Brougham Street	105	House 1910	16	39
lspan="1">Buckle Street	7	National War Memorial and Carillon 1931-32, 1960-64	16	40
Buckle Street	7	National Museum 1933-36	16	41
Buckle Street		Home of Compassion Creche (former) 1914	16	42
[Buckle Street, cnr. Taranaki Street	Sec 90 Town of Wellington	Former Army Headquartes Building 1911-12	12,16	424
Buckle, cnr Taranaki Street	Sec 90 Town of Wellington	HMNZS Olphert Building 1941	12,16] PC53	425
Buckle Street, cnr Tasman Street		Mount Cook Police Station and retaining wall 1894	16	43
Bunny Street		Wellington Railway Station 1933-37 (<i>The three street facades, including the Thorndon Quay addition, the main concourse, the roof line without the air-conditioning units and the plaques in the office entrance, the Social Hall, and the platforms (including all canopies), refer to area identified in Appendix 6)</i>	17	44
Burnell Avenue	13-17	Pendennis c1890s	18	45
Burnell Avenue	22	House 1910	18	46
Cable Street	5-9	Wellington Free Ambulance Building 1931d>	17	47
Cable Street	2-14	John Chambers Building 1917	17	48
[Cable Street]VAR22	11-12	Odlins Building 1907	17	49
[Cable Street and Taranaki Street (northwest corner)] VAR22		Shed 22	17	50
[Cable Street and Taranaki Street (southeast corner)] VAR22		Street facades of former Westport Chambers (Circa Theatre)	17	408
Cambridge Terrace	6	Rolle House 1908	16d>	51/1
Cambridge Terrace	8	Caesar's Palace 1904	16	51/2
Cambridge	9	Warehouse 1910	16	51/3

		coal range, Kitchen hutch dresser, Kitchen light switch on south wall, Dining Room hatch		
[Riddiford Street	2-14 (Pt Sec 917 Town of Wellington)	Buildings and gardens 1903	6	447
Riddiford Street	27 (Lot 7 DP 87405)	John St Doctors' Surgery Building c1876-1877	6	448] PC53
Riddiford Street, cnr Rintoul Street	112-122	Ashleigh Court Private Hotel 1906	6	259
Riddiford Street	139	Castle's The Chemist 1898	6	260
Riddiford Street	179	Commercial Building 1890-1900	6	403
Riddiford Street	250-262	Group of Shops 1900s	6	404
Rintoul Street, cnr Colombo Street		Newtown Community Centre 1913	6	261
Roxburgh Street	30	House 1923	16	262
Roxburgh Street	46	House 1904	16	263
[Rugby Street	2 (Lot 1 DP 90475)	Museum Stand, Basin Reserve 1924	12,16	449] PC53
St Mary Street	5a, 5b, 5c	Three Cottages c1870	17	265
[St Mary Street	14 (Pt Lot 1 DP 5610)	Randell Cottage c1867-68	15,18	451] PC53
Salamanca Road	21	House 1892	17	266
Salamanca Road	29	House 1923	17	258
[Salamanca Road	84 (Lot 2 DP 7646)	Building (Harrogate) 1926	12,17	416] PC58
Salamanca Road	90	Chevening Apartments 1929	17	267
Salamanca Road		Carter Observatory 1940	17	268
Salamanca Road		Dominion Observatory 1907	17	269
Seddon Terrace	3	House 1908	6	270
Seddon Terrace	7	House 1908	6	271
Simla Crescent	80	Arts and Crafts House 1939	21	327
Stafford Street	6	House 1890s	12	272
Stoke Street	26	House and Garage 1905	6	405
Stout Street	7	Missions to Seamen Building 1903	17	274
Stout Street	36-42	High Court Building 1879-80	17	273
Stowe Hill	6	Tiakiwai circa 1870	15/18	467
Sydney Street West	194a	Rita Angus Cottage 1877	18	277
Taranaki Street	25-29	Taranaki Street Police Station 1914 (<i>front facade and internal stair case</i>)	16	278

[Willis Street	*	Building (Bar Bodega) 1901 (relocated from 282-286 Willis Street as part of Inner City Bypass Project)	16	355/2]PC63
Willis Street	290	Building pre 1914	16	355/3
Willis Street	335	Dransfield House 1870s	16	359
Wilton Road	116	Wilton Farm House and Outbuildings 1860	14	361
Woodward Street	1-5	Druids' Chambers 1923	17	362
Wright Street	56	House 1905	6	363/1
Wright Street	57	House 1905	6	363/6
Wright Street	58	House 1905	6	363/2
Wright Street	59	House 1905	6	363/7
Wright Street	60	House 1905	6	363/3
Wright Street	61	House 1905	6	363/8
Wright Street	62	House 1905	6	363/4
Wright Street	63	House 1905	6	363/9
Wright Street	64	House 1905	6	363/5

* Buildings relocated as part of the Inner City Bypass Project. Street addresses and building descriptions will be confirmed upon completion of final survey plans for these properties

Those items that are within the Coastal Marine Area will be administered by the Wellington Regional Council through its Regional Coastal Plan.

HERITAGE LIST: OBJECTS

Location	Object and Date of Construction (if known)	Map Ref	Symbol Ref
Adelaide Road	Electrical Junction Box	6	1
Aro Street	War Memorial (WWI)	11	2
[Balmoral Terrace	Perimeter Wall 1893 and 1923 (Lot 7 DP 1056)	6	58] PC53
Barnard Street	Fort Buckley 1885	21	55
Broadway, Seatoun	Crawford's Tunnel 1906	7	4
Carlton Gore Road	Retaining Wall and Road 1920s	12	5
Chaytor Street	Karori Tunnel 1897-1901	11	6
Cuba Street, cnr Manners Mall	Postal Box	16	7
Customhouse Quay	Postal Box	17	8
Dufferin Street	Mt View Asylum Wall, Government House	6	10
Dufferin Street	Wakefield Memorial pre-1890	16	11
Evans Bay	Evans Bay Sea Wall	7	12
-	<i>No longer listed as an object</i>	7	13
-	<i>No longer listed as an object</i>	7	15
Glenmore Street, Thorndon	Botanic Gardens Gate and Fence	17	17
Grant Road	Grant Road Spring	18	18
Grant Road	Thorndon, Nathan Memorial c1941	18	19
Harbour Entrance	Steeple Rock Light (<i>This item is listed for information purposes only. The jurisdiction for this item under the RMA 1991 lies with the Wellington Regional Council</i>)		
Hutt Road	Horse Trough	22	21
[Ira Street	Former Brickworks Wall c1925 (Sec 1 SO 323335)	7	59] PC53
Island Bay	Island Bay Sea Wall	4	22
Jervis Quay, Post Office Square	Telephone Box 1924-41	17	24
Karaka Bay	Karaka Bay Wharf (<i>This item is listed for information purposes only. The jurisdiction for this item under the RMA 1991 lies with the Wellington Regional Council</i>)	7	26
Kelburn	Viaduct 1931	11	27
Kent Terrace	Queen Victoria Statue 1905	16	28

Khandallah Road	Horse Trough	21	29
[Lagoon, Frank Kitts Park]VAR22	Tanya Ashken Fountain	17	57
Lambton Quay, cnr Bowen Street	Cenotaph 1929	17	31
Lambton Quay, Government Buildings grounds	Fraser Statue	17	32
Lyall Bay	Lyall Bay Sea Wall	4/5	33
[Main Road Tawa, Grasslees Reserve (Sec. 195, Porirua District)]	Elsdon Best Memorial and 3m radius curtilage 1960 (Sec. 195 Porirua District)	31	60] PC58
Makara	War Memorial	9	34
Molesworth Street, Parliament Buildings grounds	Seddon Statue	18	36
Molesworth Street, Parliament Buildings grounds	Ballance Statue	18	37
Molesworth Street, 100, State Service Building grounds	Holyoake Statue	18	38
Moorefield Road, Johnsonville	Trooper Retter Memorial 1902	23	39
Newtown Park	Entrance Gates	6	40
Northland Road	Northland Tunnel 1928-29	11	41
Oriental Parade	Sea Wall 1920s-30s	12	42
Paterson Street	Wellington East Girls' College Main Gates	16	43
Pirie Street	Bus Tunnel (former Tram Tunnel) 1907	12	44
Point Halswell	Halswell Lighthouse (This item is listed for information purposes only. The jurisdiction for this item under the RMA 1991 lies with the Wellington Regional Council)	13	46
Point Halswell	Massey Memorial 1927	13	47
Point Jerningham	Lighthouse (This item is listed for information purposes only. The jurisdiction for this item under the RMA 1991 lies with the Wellington Regional Council)	12	48
Point Gordon	Fort Ballance 1885-86	13	49
Queens Wharf	Harbour Board Gates 1899	17	50
[Queens Wharf]VAR22	Dog Memorial Drinking Fountain	17	56
Seatoun	Seatoun Wharf (This item is listed for information purposes only. The jurisdiction for this item under the RMA 1991 lies with the Wellington Regional Council)	7	51
Sugar Loaf Hill, Brooklyn	War Memorial 1918	6	52
Taranaki Street	Taranaki Street Gates	17	53
Tasman Street	Brick Wall c1894	16	54

Those items that are within the Coastal Marine Area will be administered by the Wellington Regional Council through its Regional Coastal Plan.

List amended by PC76

HERITAGE LIST: TREES

Symbol Reference	Number	Street	Map Reference:	Species	Common name
286	108	Abel Smith Street	16	Metrosideros robusta	Northern Rata
190	131-135	Abel Smith Street	16	Magnolia grandiflora	Bull Bay Magnolia
113	140	Abel Smith Street	16	Eucalyptus globulus	Tasmanian Blue Gum
194	150	Abel Smith Street	16	Populus nigra 'Italica'	Lombardy Poplar
112	151	Abel Smith Street	16	Acmena smithii	Lillypilly
207	26	Aparima Avenue	7	Metrosideros excelsa	Pohutukawa
221	24-24a	Ascot Street	18	Cordylina australis	Cabbage Tree
220	24-24a	Ascot Street	18	Quercus coccinea	Scarlet Oak
106		Bay Road	6	Metrosideros excelsa	Pohutukawa
174	1	Boscobel Lane	30	Araucaria hetrophylla	Norfolk Island Pine
173	1	Boscobel Lane	30	Cupressus macrocarpa	Macrocarpa, "the Bucket Tree"

19/12/2022

1 Tasman Street, Mt Cook



Area 4,733.138 m²

Aerial View Map



Proposed District Plan Zone Map



Zones

City Centre Zone



Specific Controls

Height Control Area



Height Control: 28.5m

Description: Height measured from Ground Level, as defined in the WCC District Plan.

Hazards and Risks Overlays

Flood Hazard Overlay - Inundation Area



Designations

WIAL - Wellington International Airport Ltd



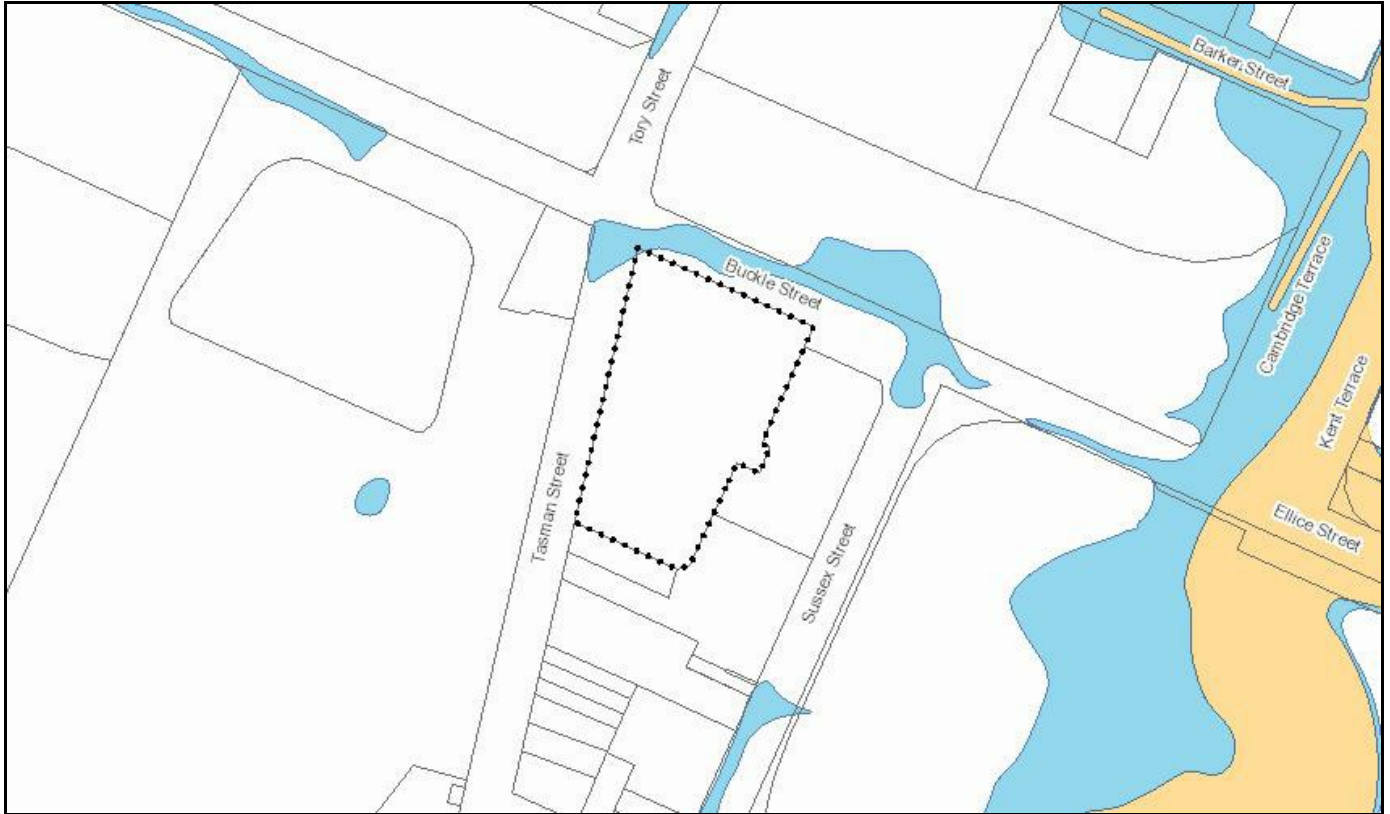
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Designation ID: WIAL1

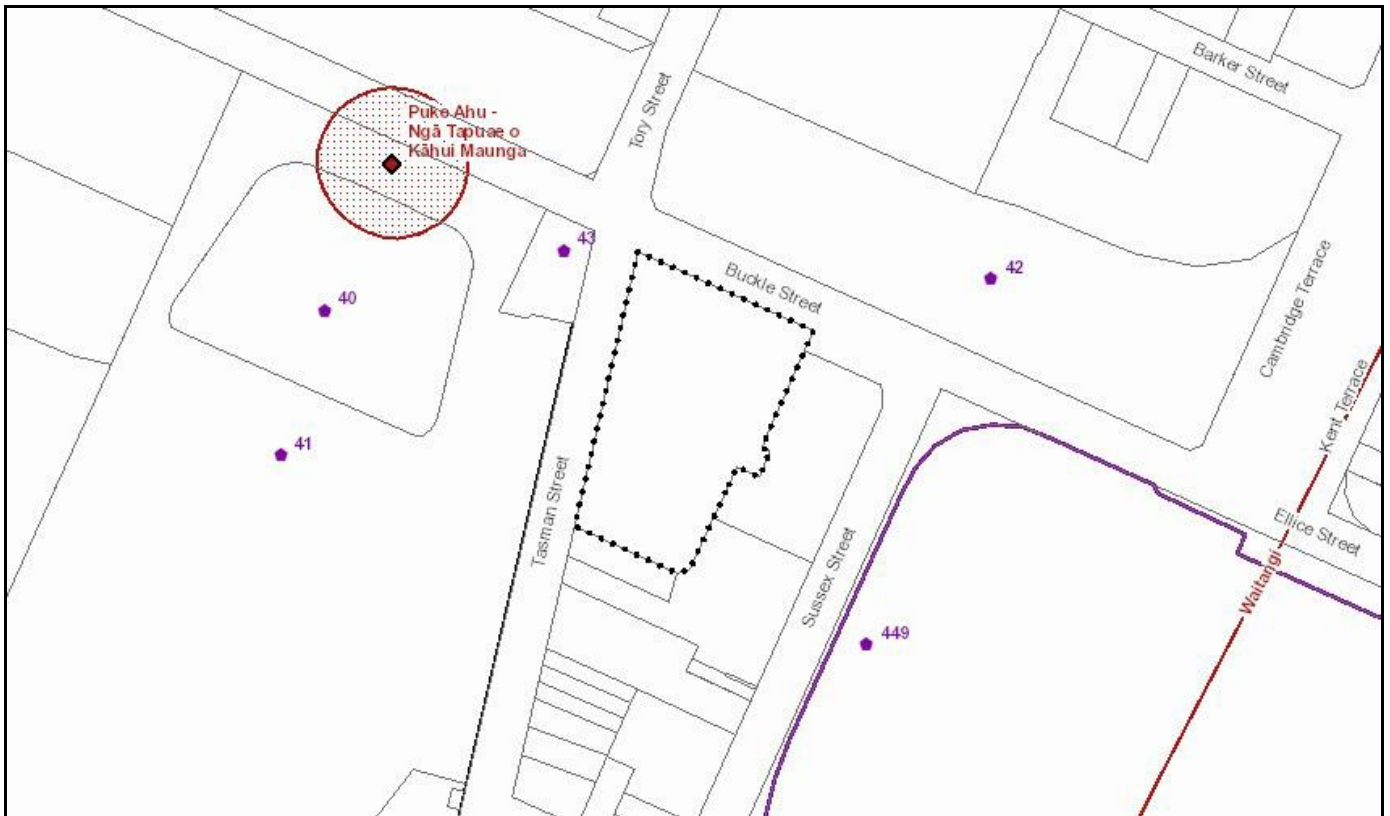
More information about the rules that apply to these developments, and details of other developments, are available at <https://wellington.govt.nz/>

Disclaimer: Other relevant District Plan provisions: There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

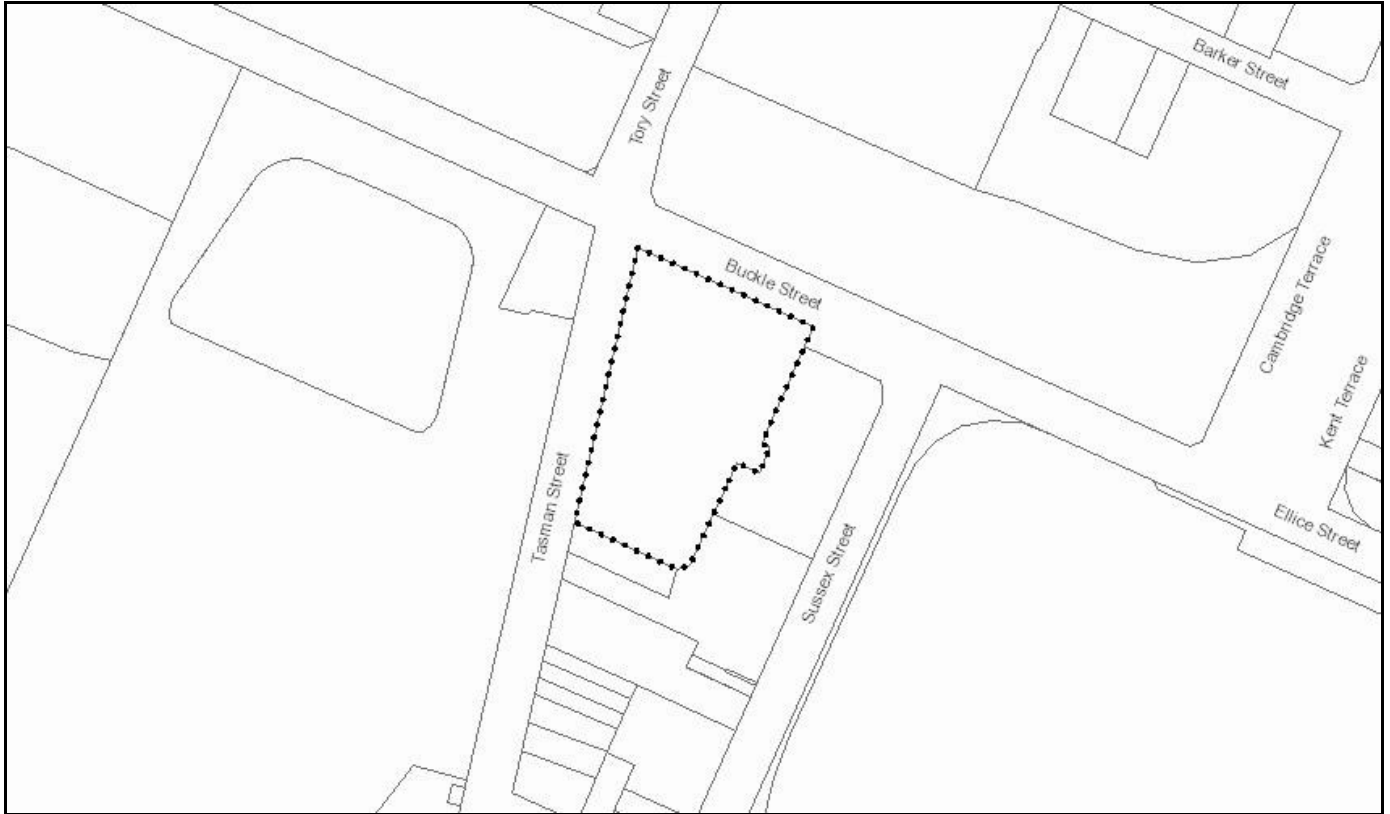
Additional Map - Hazards and Risks



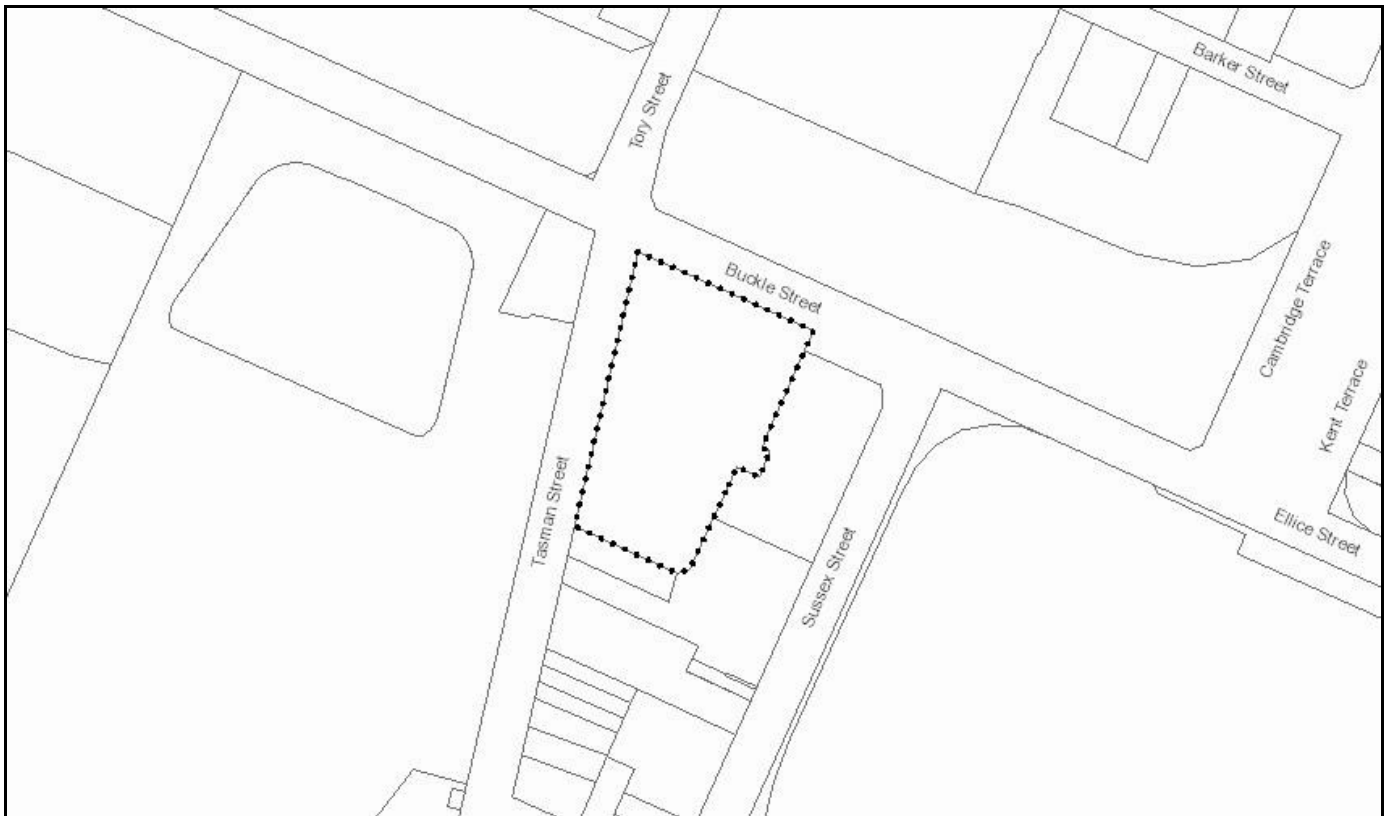
Additional Map – Historical and Cultural Values



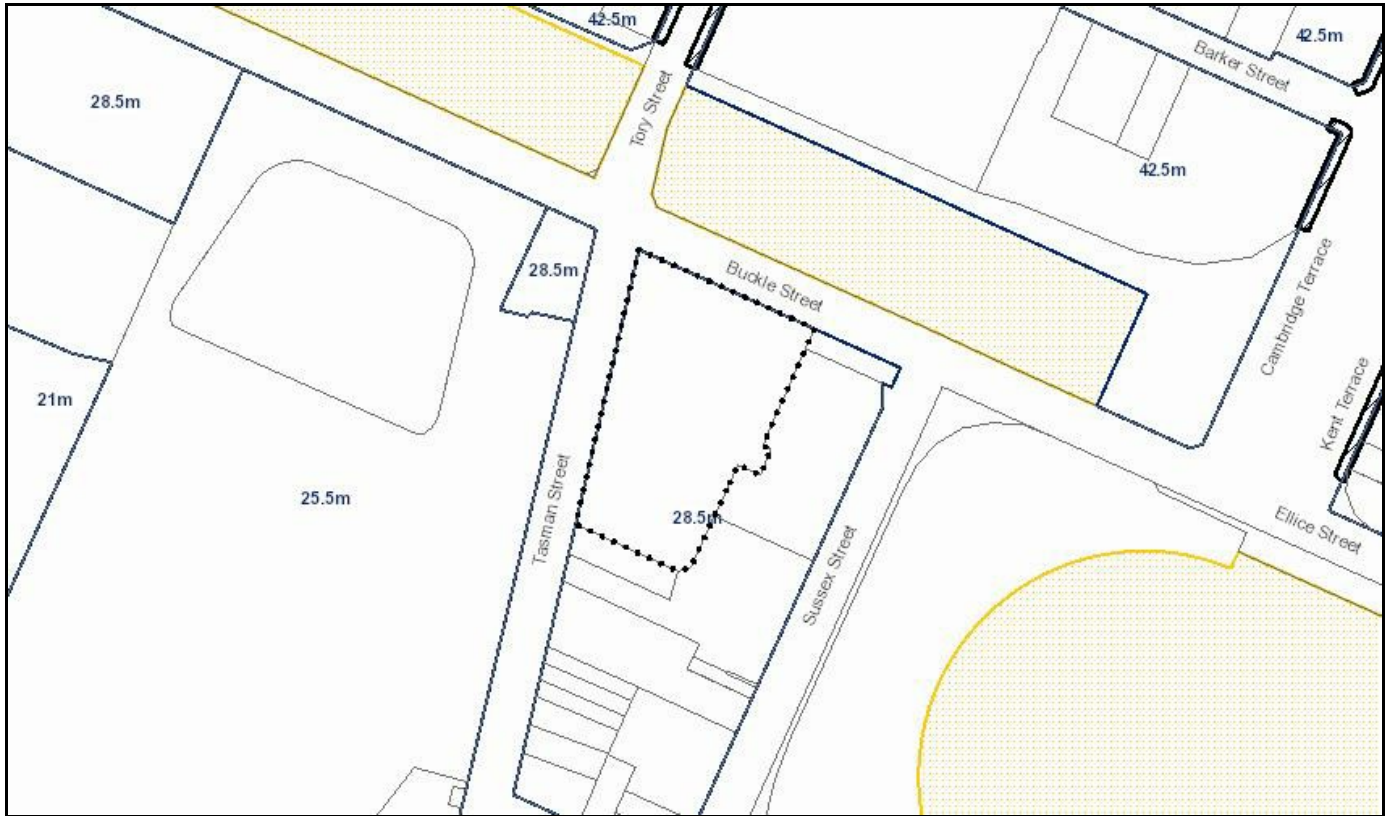
Additional Map – Natural Environment Values



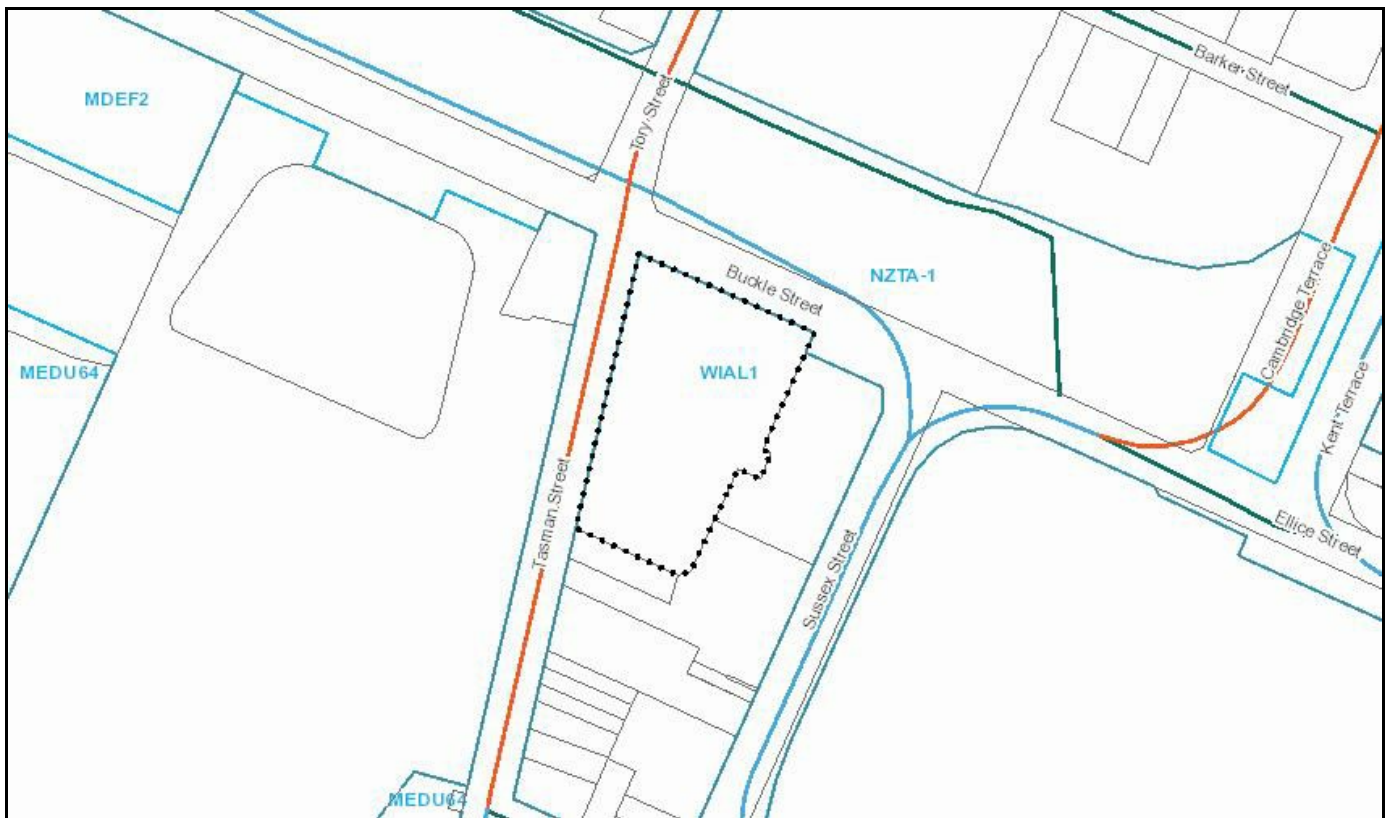
Additional Map - Precincts



Additional Map – Specific Controls



Additional Map – Other DP Overlays












LEGEND FOR PLANNING MAPS




ZONE






	Large Lot Residential Zone
	Medium Density Residential Zone
	High Density Residential Zone
	General Rural Zone
	Neighbourhood Centre Zone
	Local Centre Zone
	Commercial Zone
	Mixed Use Zone
	Metropolitan Centre Zone
	City Centre Zone
	General Industrial Zone
	Natural Open Space Zone
	Open Space Zone
	Sport and Active Recreation Zone
	Special Purpose Zone (See Map Label)

PRECINCTS

	Character Precinct
	Inner Harbour Port Precinct
	Kiwipoint Quarry Precinct
	Makara Beach and Makara Village Precinct
	Miramar/Burnham Wharf Precinct
	Mount Victoria North Townscape Precinct
	Multi-User Ferry Precinct
	Oriental Bay Height Precinct
	Te Ngākau Civic Square Precinct

SPECIFIC CONTROLS

	Height Control Area (See Map Label)
	Active Frontage
	Non-Residential Activity Frontage

	Verandah Control
	Minimum Sunlight Access Requirement
	Waterfront Areas of Change
	Waterfront Public Open Space
	Specific Control (See Map Label)





ENERGY, INFRASTRUCTURE, AND TRANSPORT

 National Grid Transmission Lines

Road Classification












	Activity Streets
	City Hubs
	Civic Spaces
	Local Streets
	Main Streets
	Peri-urban Roads
	Rural Connectors
	Rural Roads
	Transit Corridors
	Urban Connectors

HAZARDS AND RISKS









	Medium Coastal Inundation Hazard
	High Coastal Inundation Hazard
	Inundation Area Flood Hazard
	Overland Flowpath Flood Hazard
	Stream Corridor Flood Hazard
	Fault Hazard Overlay
	Liquefaction Hazard Overlay
	Low Coastal Tsunami Hazard
	Medium Coastal Tsunami Hazard
	High Coastal Tsunami Hazard

LEGEND FOR PLANNING MAPS








HISTORICAL AND CULTURAL VALUES OVERLAYS

-  Heritage Building (SCHED1)
-  Heritage Structure (SCHED2)
-  Heritage Area - Contributing Building (SCHED3)
-  Heritage Area - Non-heritage Building (SCHED3)
-  Notable Tree (SCHED6)
-  Heritage Building Extent (SCHED1)
-  Heritage Structure Extent (SCHED2)
-  Heritage Area (SCHED3)
-  Archaeological Site (SCHED4)
-  Viewshaft (SCHED5)
-  Notable Tree Indicative Root Protection Area (SCHED6)





Sites and Areas of Significance to Māori (SCHED7):

-    Category A
-    Category B
-  Category C
-  Mana Whenua Statutory Acknowledgements

NATURAL ENVIRONMENT VALUES

-  Ridgelines and Hilltops
-  Significant Natural Areas (SCHED8)
-  Outstanding Natural Features (SCHED10)
-  Outstanding Natural Landscapes (SCHED10)
-  Special Amenity Landscapes (SCHED11)
-  High Coastal Natural Character (SCHED12)
-  Very High Coastal Natural Character (SCHED12)

GENERAL DISTRICT-WIDE MATTERS

-  Air Noise Boundary
-  Port Noise Control Line
-  Coastal Environment
-  Noise Area Overlay

DEVELOPMENT AREAS

-  Development area boundary
-  Bus stop
-  Clean fill
-  Collector road
-  Community sports and active recreation
-  General industrial
-  Indicative local road
-  Key local road
-  Medium density residential
-  Natural open space
-  Neighbourhood centre
-  Neighbourhood park
-  Neighbourhood park catchment
-  Potential connection
-  Principal road
-  School and community hub
-  Unbuilt areas (open space, cut & fill batters)
-  Walking track

DESIGNATIONS

-  Designation

OTHER

-  Wellington City Boundary

	Street	House	OF WELLINGTON - INT IN ROW - ANTRIM HOUSE	building envelope			Place Category 1, 208
34	99 Boulcott Street	Plimmer House	LOT 1 DP 377864	Entire external building envelope Heritage Order	A, B, C, E		Historic Place Category 1, 225
35	17 Boulcott Street	St Mary of the Angels	LOT 1 DP 70132 - SUBJ TO & INT IN R/WINT IN EASEMENT ON DP 69017ST MARY OF THE ANGELS CHURCH	Entire external building envelope	A, B, C, E		Historic Place Category 1, 36
36	1 Molesworth Street	The Executive Wing of Parliament ('The Beehive')	SEC 1 SO 38114	Entire external building envelope	A, B, C, E		Historic Place Category 1, 9629
37	25-27 Bowen Street	Turnbull House	ALL PLAN A2948 LOT 3 DP 2991 LOT 3 DP10325-PT SUBJ TO LIGHT & AIR EASEMENT - SEEDP 10326 INT IN ROW DP 73203 & PEDESTRIAN ROW - ALEXANDER TURNBULL HOUSE	Entire external building envelope	A, B, C, F		Historic Place Category 1, 232 & Government Centre Historic Area 7035
38	20 Brandon Street	Brandon Street Chambers (former)	LOT 9 DP 10804 - BRANDON ST CHAMBERS	Entire external building envelope	A, B, C, E, F		
39	105 Brougham Street	House	LOT 1 DP 12774	Entire external building envelope	A, B, C, F		
40	19 Buckle Street	National War Memorial and Carillon	PT SEC 1266 TOWN OF WELLINGTON (AREA ASO 36784) - SUBJ TO EASEMENTS DP87034 - NATIONAL WAR MEMORIAL - INT INR/W OVER AREA B SO 36784 - CARILLION	Entire external building envelope	A, B, C, D, E		Historic Place Category 1, 1410
41	15 Buckle	National/Dom	LOT 2 DP 87064 -	Entire external	A, B, C,		Historic

	Street	Museum and National Art Gallery (former)	PT SUBJ TO & INT IN ROW & EASEMENTS - DOMINION MUSEUM	building envelope	E, F		Place Category 1, 1409
42	18 Buckle Street	Home of Compassion Crèche (former)	ALL A PLAN 64 LOT 1 A PLAN 66A LOTS 2-4 AND PT LOT 1 A PLAN 71 LOT 1 DP 927PTS LOT 1 DP 4469 PTS SEC 256 257 263264 TOWN OF WELLINGTON	Entire external building envelope	A, B, C		Historic Place Category 1, 3599
43	13 Buckle Street	Mount Cook Police Station (former)	LOT 2 DP 87064 - PT SUBJ TO & INT IN ROW & EASEMENTS - DOMINION MUSEUM	Entire external building envelope Listing includes all retaining walls	A, B, C, D, E		Historic Place, Category 1, 1408
44	2 Bunny Street	Wellington Railway Station	Part Lot 1 DP 10550	Listing of exterior includes the three street facades, including the Thorndon Quay addition and the roof line of all buildings without the air-conditioning units Listing of the interior includes the main concourse (original entrance portico, ticket lobby, concourse entry & concourse), and the plaques in the office entrance	A, B, C, E, F		Historic Place Category 1, 1452
45	13-17 Burnell Avenue	Pendennis	LOT 1 DP 2208 - LAND 96 M2 ON ROAD RESERVE SITUATED AT 59/73F GRANT RD - NOT INCLUDED IN THE VALUATION	Entire external building envelope	A, B, C, F		
46	22 Burnell Avenue	House	LOT 9 D P 2208	Entire external building envelope	A, B, C, F		Historic Place Category 2, 1376
47	5-9 Cable Street	Wellington Free	LOT 1 DP 337194 - INT IN ROW	Entire external building envelope	A, B, C, E, F		Historic Place

			ROW -SUBJ TO ESMT DP 474873				
422	22 Ascot Street	Lilburn House	LOTS 2 3 DP 12094	Entire external building envelope, includes shed and garden	A, B, C, E		Historic Place Category 1, 7645
423	101 Glenmore Street	Botanic Gardens Stables, Mess Rooms and Tool Shed	PT LOT 1 DP 8530 - INT IN ESMTS DP 80242, 517572 C/T 48A/126 - SUBJ TO ESMTSDP 77076 SEC 1224 SUBJ TO ESMT DP 77076 SEC 1225 TOWN OF WELLINGTON C/T C2/1321 LOT 2 DP 81339 PT SUBJ & INT IN ESMTS & R/W CT 48A/125- BOTANIC GARDENS	Entire external building envelope	A, B, C, E, F		Wellington Botanic Garden Historic Area 7573
424	213 Taranaki Street	Army Headquarters (former)	SEC C SO 32418 SEC 90 TOWN OF WELLINGTON	Entire external building envelope	A, B, C, D, E		Historic Place Category 2, 7518
426	4 Claremont Grove	Hazel Court Apartment Building	LOT 1 DP 34302 - HAZELCOURT FLATS-	Entire external building envelope, includes garages	A, B, C, E, F		
427	86 Clark Street	Custodian's Residence (former)	SEC 134 PT SECS 92-96 107 128 OHARIU DIST PT SEC 4 PORIRUA DIST PT LOT 2PLAN A 1093 & LOTS 2 3 PT LOT 1 DP 668& LOT 1 DP 738 & LOTS 1 3 DP 992& LOT 11 DP 2930 LOTS 6 7 DP 61447 BLKIII PORT NICHOLSON SD-RESERVE (KHANDALLAH BATHS)	Entire external building envelope, includes wood shed and stables	A, B, C, E, F		
428	22 Cleveland Street	Brooklyn Post Office (former)	PART LOT 113 DP 392	Entire external building envelope, includes garage and sheds	A, B, C, F		
429	149 Cuba Street	Shop/dwelling	LOT 1 DP 79547	Listing specifically includes party wall on south side of building	A, B, C, E, F		Historic Place Category 2, 5345

441	2 Hill Street	Wellington Cathedral of St Paul	PT SECS 562 563 564 565 1154 TOWN OFWELLINGTON ALL DPS 5757 9726INT IN R/W DP 82762 LOT 1 DP 83486- ST PAUL'S CATHEDRAL -	The listing specifically excludes the interior of the Cathedral and all attached buildings namely the Lady Chapel, the Loaves and Fishes hall and kitchen, the foyer link (with toilets) between Cathedral and Loaves and Fishes, Brian Davis room and tool shed.	A, B, C, F		
442	56 Mulgrave Street	House	SEC 1 SO 35926	Entire external building envelope	B, C, D, F		
443	550 Ohariu Valley Road	Ohariu Valley Hall	PT SEC 17 OHARIU DIST BLK I PORT NICHOLSON SD - COMMUNITY HALL	Entire external building envelope	A, B, C, F		
444	154 Oriental Parade	Apartment Building	LOTS 1 DP 70246	Entire external building envelope	A, B, C, F		
445	298 Oriental Parade	House	PT LOTS 7 8 DP 653 -PT SUBJ TO R/W-	Entire external building envelope	A, B, C, F		
446	75a Puriri Street	Miramar Bowling Club Pavilion and greens	LOT 1 DP 89983 - SUBJ TO & INT IN R/W- SUBJ TO ESMTS ON DP 90778	Entire external building envelope	A, B, C, E		
447	2-14 Riddiford Street	Seven Shop/dwellings	PT SEC 917 TOWN OF WELLINGTON	Listing includes gardens	A, B, C, F		
448	27 Riddiford Street	John St Doctors' Surgery (former)	LOT 1 DP 87405	Entire external building envelope	A, B, C, E		Historic Place Category 1, 7570
449	2 Rugby Street	Museum Stand, Basin Reserve	LOT 1 DP 90475	Entire external building envelope	A, B, C, E, F		Historic Place Category 2, 1339, and Basin Reserve Historic Area 7441
450	9-13 Kaiwharawhara Road	Levin & Co Warehouse (former)	PT LOTS 83-85 DEEDS PLAN 153 SHOWN ONCTS AS	Entire external building envelope	A, B, C, F		

				reinforced concrete pedestrian balustrades; archaeological features associated with original brick pavement and road.			
6	Chaytor Street, Karori	Karori Tunnel	Legal Road	Includes all features associated with the tunnel including - tunnel approaches and buttresses; entrance portals including cartouche; tunnel structure; footpath and pedestrian handrails; archaeological features associated with tramlines.	A,B,C,F		Historic Place Category 2, 3601
7	Cuba Street (corner of Manners Street)	Postal Box	Legal Road	Entire structure	A,B,C,E,F		
8	Post Office Square, Customhouse Quay	Postal Box	Legal Road	Entire structure	A,B,C,E,F		
10	1 Rugby Street (Government House grounds)	Mount View Asylum Wall (former)	SECs 1250 1362 (SO 33757) PT 1248 Sec 1394 & 1395 (SO 32412)	Includes all above and below ground features associated with the Mt View Asylum Wall including - brick wall approximately 10m by 3m high; cement rendered gate surrounds; timber gate.	A,B,C,F		Historic Place Category 2, 1407
11	2 Rugby Street	William Wakefield Memorial	LOT 1 DP 90475	Entire structure	A,B,C,E,F		Historic Place Category 1, 1441
12	Evans Bay Parade	Evans Bay Sea Wall	Legal Road	Includes all above and below ground features associated with the Evans Bay Sea Wall from Point Jerningham to the to northern end of Little Karaka Bay.	A,B,C,F		
17	101 Glenmore Street	Botanic Gardens Main Gates and Fence	PT LOT 1 DP 8530	Includes all above and below ground features associated with the Botanic Gardens Main Gates and Fence including - Founders' Gates, pedestrian and vehicle gates, brick piers,	A,B,C,E,F		Historic Area, reference 7573

	Hill)			concrete path and steps;		
53	Taranaki Street	Taranaki Street Wharf Gates	Legal Road	Includes cast iron posts and orbs; rolled iron palings and gates; wrought iron decorative elements all located between Shed 22 and Circa Theatre.	A,B,C	part of Historic Place Category 2, 1447
54	Tasman Street	Tasman Street Brick Wall	LOT 2 DP 87064 (C.Ts WN54C/503, WN54D/136), SEC 1253 TOWN OF WELLINGTON (CT WN6C/802), SEC 1 SO 36519 (New Zealand Gazette 1994, p.2705), WELLINGTON LAND DISTRICT.	Includes all above and below ground features associated with the Tasman Street Brick Wall from the boundary of the Mount Cook Police Station (former) to the north, to boundary with 60 Tasman Street to the south. Excludes the substation at 50 Tasman Street, but includes the brickwork and stair immediately adjacent to and surrounding the substation.	A,B,C,E,F	Historic Place Category 2, 7758
55	101A Hutt Road (aka 166 Barnard Street Wadestown)	Fort Buckley	LOT 2 DP 90893, LOT 3 DP 90893, LOT 4 DP 90893, (RTs WN57D/916, WN57D/917, WN57D/918), and PT SEC 3, Harbour District (NZ Gazette 1881 p.794), WELLINGTON LAND DISTRICT	Includes all above and below ground features associated with Fort Buckley including the remains of - two gun emplacements; the excavated terrace on which the barracks were located; World War Two anti-aircraft battery and associated structures; original battery gate at the southern edge of the excavated area; and the site of the tramway used to service the fort during its construction.	A,B,C,F	Historic Place Category 1, 7544
56	1 Queens Wharf (affixed to Shed 7)	Dog Memorial Drinking Fountain	LOT 3 DP 436892	Includes the memorial to Paddy the Wanderer including - two bronze (or brass) plaques; stainless steel bowls; stone pedestal.	A,B,C,E,F	
57	29 Jervis Quay (adjacent to Whairepo	Albatross, Tanya Ashken Public Art	LOT 2 DP 436892	Includes ferro cement sculptures; fountain fittings and equipment; concrete pool; brass	A,B,C,E	

			(LOT 4 DP 376), 356 (Unit 10 DP 60611), St Mary Street - 2-4A (PT SEC 624 TOWN OF WELLINGTON).			
36	Moxham Avenue, Waitoa Road and Taurima Street	Hataitai Shopping Centre	Moxham Avenue - 1/1-1/2 (LOT 1 DP 4568), 2 (LOT 2 DP 2968), 3 (LOT 2 DP 4568), 4 (PT LOT 17 BLK II DP 1621), 1/5-4/5 (LOT 43 DP 168), 6-8 (PT LOT 67 DP 168), 7 (LOT 44 DP 168), 9-11 (LOT 45 DP 168), 10 (LOT 1 DP 17536) Waitoa Road - 22 (LOT 1 DP 49197), 23-25 (LOT 1 DP 5587), 24 (LOT 58 DP 2741), 27 (LOT 2 BLK IV DP 1621), 26 (LOT 5 DP 4090), 28 (LOT 4 DP 4090), 30 (PT LOT 3 DP 4090), 31-33 (LOT 1 DP 2968), 32- 34 (LOT 1 DP 4651, LOT 2 DP 4651) Taurima Street - 2-4 (LOT 1 DP 17536)	Exclusions - The following buildings, structures and sites are identified as non-heritage: Shed, rear of 25-27 Waitoa Road Shed, rear 3 Moxham Avenue	A,B,C,E,F	
37	2 Rugby Street	Basin Reserve	Rugby Street - 2 (LOT 1 DP 90475)	Includes Museum Stand, R A Vance Stand, Groundmen's Shed, Playing Oval and Picket Fence, Gates *J R Reid Gate and C S Dempster Gate), Former Midland St Pat's Cricket Clubrooms, Fence Posts (1917), William Wakefield Memorial, Terraced Seating, Toilet (south end), Scoreboards, Light Towers and Bank.	A, B, C, E, F	Basin Reserve Historic Area, 7441
38	300 Owhiro Bay Parade	Mestanes Bay Baches	Owhiro Bay Parade - 300 (PT LOT 1 DP	Includes King Bach, Boshier Bach, Grey	A, B, C, E, F	Mestanes Bay

appendix b. wcc heritage inventory reports (nearby heritage)



National War Memorial (Including Carillon, Hall of Memories, Tomb of the Unknown Warrior, pool, steps and forecourt)

41 Buckle Street



Image: *Charles Collins, 2015*



War Memorial and Carillon. Photos (2006) WCC

Summary of heritage significance

- The National War Memorial is New Zealand's foremost symbolic and commemorative building and has high aesthetic value for the high-quality of its design, workmanship and materials.
- The building is a significant landmark that is sited on the northern slopes of Mount Cook (Puke Ahu) and is visible from many parts of the city and the hills around.
- The structure is associated with the First World War and successive wars in which the New Zealand armed forces have participated. It has been the focus of the nation's remembrance and the location of the main Anzac Day Ceremonies since its completion in 1932.
- The National War Memorial is New Zealand's foremost symbolic and commemorative building, a place of pilgrimage and ceremony, and of very high social value to the country. The structure has symbolic and commemorative value to members of the New Zealand Defence Force and the families of those who lost members while serving in overseas conflicts.

District Plan:	Map 16 reference 40
Legal Description:	Pt Sec 1266 Town of Wellington, area A SO 36784
Heritage Area:	No
HPT Listed:	Category I reference 1410
Archaeological Site:	Māori site of significance
Other Names:	Tomb of the Unknown Warrior Puke Ahu (Mount Cook)
Key physical dates:	1931-32
Architect / Builder:	Architect: Gummer and Ford
Former uses:	Memorial
Current uses:	Memorial
Earthquake Prone Status:	Bldg A – Bell Tower – section 124 notice served – expires 30/05/2022 SR 224676 Bldg B – Podium – section 124 notice issued – expires 31/05/2012 SR 224677

CityView 2012



1.0 Outline History

1.1 History

In 1924 the Government decided to replace the Dominion Museum (1865) and, in 1928, it chose a site occupied by the Mt Cook gaol on Mt Cook. The Government had been considering the building of a National War Memorial since the end of World War I and it had even voted £100,000 for the purpose in 1919.¹ It decided to incorporate such a structure with the Museum.

Two years earlier the Wellington War Memorial Carillon Society was formed and in May that year they raised £10,000 to buy a 49 bell carillon. The bells were offered to the Wellington Citizen's War Memorial Committee but they declined in favour of a silent memorial, the Cenotaph, on Lambton Quay. The bells were then offered to the Government to be included in the National War Memorial.

The carillon bells were made at Gillet and Johnston in Croydon, England, with the tender being let in July 1927. While planning began on the memorial the bells were lent to the Newcastle-on-Tyne Exhibition. They were then temporarily hung in Hyde Park, before being shipped to New Zealand.

A competition for the design of the National Museum and National War Memorial took place in 1929. The winner was the firm of Gummer and Ford. The permit to build the war memorial was granted on 30 March 1931 and work was completed in April the following year.² The contractor was P. Graham and Sons of Christchurch and the estimated cost was £18,500.³ The structure was dedicated by the Rev. Dr T.H. Sprott on Anzac Day, 1932.

The lower south face of the carillon, and its interior, were left unfinished to allow the building of the Hall of Memories later. The Depression and World War II intervened and it was not until 1949 that plans for the hall were completed, again by Gummer and Ford. Work did not start until 1960 and the building was not completed and opened until 1964. The contractors, 30 years on, were again P. Graham and Sons.⁴ The carillon tower was restored in 1981 and, in 1985 the bells were restored and augmented with 16 treble bells, to bring the total number to 65. The original specification was 69. The whole complex was rededicated by Queen Elizabeth II on 26 February 1986.⁵

On 11 November 2004 the remains of an unidentified New Zealander who died during the First World War were interred in the Tomb of the Unknown Warrior which was designed by Kingsley Baird.⁶

¹ W.A Glue, *National War Memorial*, (Wellington: Department of Internal Affairs Historical Publications Branch, 1986), p.9.

² '7 Buckle Street, Specifications and plans for the erection of Carillon,' 30 March 1931, 00056:119:B10786, Wellington City Archives.

³ Ibid.

⁴ Glue, *National War Memorial*, P.22.

⁵ History taken from: Wellington City Council, "National War Memorial and Carillon," *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), BUCK1.

⁶ Editor, Ministry for Culture and Heritage website, 'Tomb of the Unknown Warrior,' accessed 22 August 2012,

<http://www.mch.govt.nz/nz-identity-heritage/national-war-memorial/tomb-unknown-warrior>.

The War Memorial and Carillon continues to play an important role in New Zealand society. It stands as a permanent tribute to those New Zealanders who have been killed in overseas conflicts and therefore allows younger generations to reconnect with the past so that the fallen soldiers and the horrors of war are not forgotten.

The area to the north of the Carillon and War Memorial is currently being redeveloped to form the National War Memorial Park. The park will be a large open space and has been designed to suit the commemorative ceremonies planned for the Centenary of the First World War. State Highway 1 will be diverted into a tunnel and the space above ground will be re-configured to form a park with views across the city. The park should be completed in time for the Anzac Day 2015 commemorations. The Carillon is currently scaffolded and is undergoing maintenance and repair work that includes some seismic strengthening of the tower (2013).⁷



Carillon dedication, 1932. Smith, Sydney Charles, 1888-1972: Photographs of New Zealand. Ref: 1/1-020293-G. Alexander Turnbull Library, Wellington, New Zealand.

⁷ SR 224677



2013 – Concept plan for the National War Memorial Park⁸



2013 – Concept sketch of the Australian War Memorial as seen from the steps of the War Memorial⁹

⁸ 'National Memorial Park' Ministry for Culture and Heritage website accessed April 2013
<http://www.mch.govt.nz/nz-identity-heritage/national-war-memorial/national-war-memorial-park>

⁹ Ibid

1.2 Timeline of modifications

1931	Wellington Memorial Carillon Tower	(00056:119:B10786)
2004	Tomb of the Unknown Warrior	(00078:1330:117186)
	Building upgrade with new draining and water services	(00078:1502:115795)
2007	Replace existing mezzanine gallery floor in foyer to strengthen structure and install historic pipe organ	(00078:2963:158465)
2012	Access stair and platform upgrades within the Bell Tower and some seismic strengthening SR 246963	
2013	Construction of the National War Memorial Park	

1.3 Occupation history

1931 Crown

1.4 Architect

Gummer and Ford

The architectural partnership of Gummer and Ford was established in 1923, and became one of national importance. William Henry Gummer (1884-1966) was articled to W.A. Holman, an Auckland architect, and was elected as an Associate of the Royal Institute of British Architects in 1910. In the period 1908-1913 he travelled in the United Kingdom, Europe and the United States. During this time he worked for Sir Edwin Lutyens, leading English architect of the time, and for Daniel Burnham in Chicago. Burnham was a major American architect and one of the founders of the influential Chicago School of Architecture. Gummer joined the firm of Hoggard and Prouse of Auckland and Wellington in 1913. In 1914 he was elected a Fellow of the New Zealand Institute of Architects, was president of the Institute from 1933-34 and was later elected a life member.

Charles Reginald Ford (1880- 1972) was born in England and served in the Royal Navy. He was later with Captain Scott's 1901-1904 expedition to Antarctica. He trained as an architect working in Wanganui as an engineer. In 1926 he wrote the first treatise on earthquake and building construction in the English language. Ford was president of the New Zealand Institute of Architects from 1921-22. Buildings designed by the partnership include the State Insurance Building Wellington, (1940) the Dilworth Building (1926), the Guardian Trust Building and the Domain Wintergardens (1921 and 1928), all in Auckland, and the Dominion Museum (1936) in Wellington.

Gummer and Ford were awarded Gold Medals from the New Zealand Institute of Architects for the designs of Auckland Railway Station and Remuera Library. Gummer was one of the most outstanding architects working in New Zealand in the first half of this century and was responsible for the stylistically and structurally advanced Tauroa (1916), Craggy Range (1919), Arden (1926), and Te Mata (1935) homesteads at Havelock North.¹⁰

2.0 Physical description

¹⁰ New Zealand Historic Places Trust Professional Biographies, 'Gummer and Ford,' accessed 25 September 2012, <http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Gummer+&+Ford>

2.1 Architecture

The National War Memorial and Carillon is New Zealand's foremost symbolic and commemorative building. It consists, principally, of a campanile (bell tower), and a base below which holds the Hall of Memories, a shrine of remembrance commemorating the sacrifices of war. Although the Hall was completed almost 30 years after the Carillon, the two are similar in design terms.

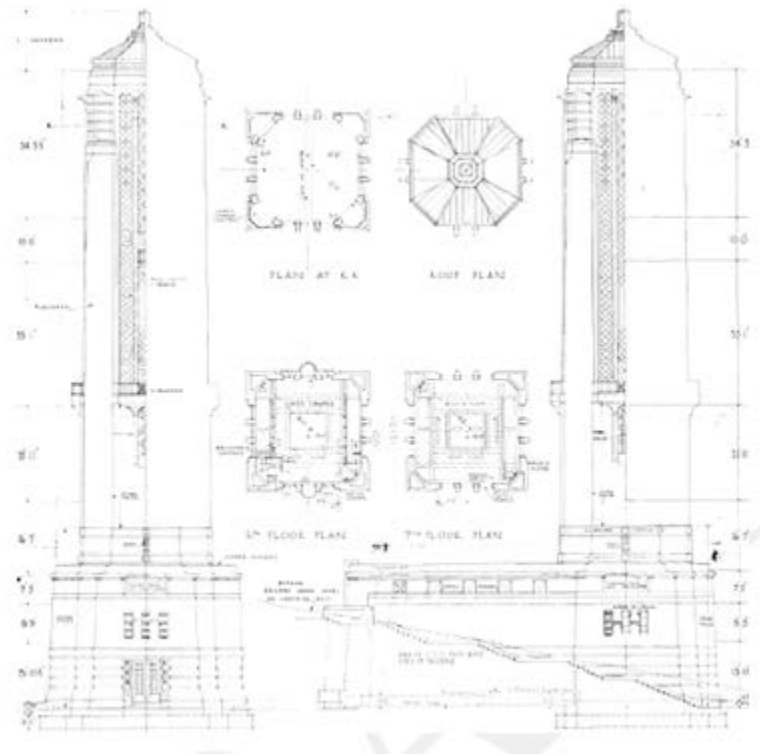
The Carillon is essentially an Art Deco design, with a Classical emphasis at the lower levels. It was designed as a sister to the Peace Tower Carillon in the Ottawa Parliament Buildings, Canada. It houses 65 bells and rises to a height of 50.6 metres. A lion-headed fountain carved by R.O. Gross forms part of a grand staircase which leads to the campanile on the north-facing slope of Mt Cook.

The campanile itself consists of a marble base and a slightly tapering tower, with four almost identical facades of grey marble and buff-coloured cement plaster. Recessed precast concrete grills, three to each facade, allow music from the bells to pass through the upper tower. The abstract, zigzag pattern of these trellises becomes increasingly intricate as the tower rises and appears to accentuate the height of the structure. The capitals of the campanile are formed of five semi-circular copper louvres at each of the four chamfered corners, above which a dentilled pavilion roof is topped with the 'lamp of remembrance.'

The Hall of Memories is approached through an octagonal vestibule in the base of the carillon tower. On the east and west walls, the various battlefields of the two world wars are inscribed on panels of Hanmer marble. The hall itself is approached through bronze entry gates and has, as a focal point, a statuary group in bronze on a white pedestal in the apse at the south end. Six recesses on either side of the hall have been designed as small chapels to commemorate the different arms of the forces in which New Zealanders served.

At the time the carillon was built it was the most prominent landmark in the city. It has lost some of this prominence but still makes a distinct contribution to the character of the city, particularly when viewed from the surrounding hills.¹¹

¹¹ Architecture taken from: Wellington City Council, 'National War Memorial and Carillon,' *Wellington Heritage Building Inventory 2001: Non-Residential Buildings* (2001), BUCK1.



Plans for the War Memorial carillon tower, 30 March 1931, 00056:119:B10786, Wellington City Archives.

2.2 Materials

- Concrete
- Hanmer Marble
- Mount Summers limestone
- Canaan Marble

2.3 Setting

The War Memorial and Carillon is located on the northern slopes of Mount Cook, Wellington and over looks Buckle Street. From Buckle Street a series of steps lead up to the memorial while two access roads from Buckle Street loop around to the back of the memorial. Behind the memorial, stands the former National Museum and Art Gallery which is now part of Massey University. On both its western and eastern sides the memorial is surrounded by trees. These separate it from the former Mount Cook police barracks to the east and the grounds of the former Defence depot building to the west. Because of its height and its position on the slopes of Mount Cook, the tower of the memorial is visible from many parts of Wellington.

3.0 References

Glue, W.A. *National War Memorial*. Wellington: Department of Internal Affairs Historical Publications Branch, 1986.

New Zealand Historic Places Trust. Professional Biographies. 'Gummer and Ford.' Accessed 25 September 2012.

<http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Gummer+ amp +Ford>.

Wellington City Council. "National War Memorial and Carillon." *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. Wellington City Council, 2001. BUCK1.

Editor, Ministry for Culture and Heritage website. 'Tomb of the Unknown Warrior.' Accessed 22 August 2012. <http://www.mch.govt.nz/nz-identity-heritage/national-war-memorial/tomb-unknown-warrior>.

Wellington City Archives

'7 Buckle Street, Specifications and plans for the erection of Carillon.' 30 March 1931. 00056:119:B10786. Wellington City Archives.

Criteria for assessing cultural heritage significance

Cultural heritage values

Aesthetic Value:

Architectural: *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

The National War Memorial is New Zealand's foremost symbolic and commemorative building and has high aesthetic value for the high-quality of its design, workmanship and materials.

Townscape: *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

The building is a significant landmark that is sited on the northern slopes of Mount Cook (Puke Ahu) and is visible from many parts of the city and the hills around.

Group: *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

The structure was built in conjunction with the former National Museum and Art Gallery (1932-36). Together the two structures lie on a formal axis that was originally planned to extend into a tree lined boulevard to Courtenay Place.

Historic Value:

Association: *Is the item associated with an important person, group, or organisation?*

The structure is associated with the New Zealand Defence Force and the soldiers who died while serving in the First World War.

Association: *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

The structure is associated with the First World War and successive wars in which the New Zealand armed forces have participated. It has been the focus of the nation's remembrance and the location of the main Anzac Day Ceremonies since its completion in 1932.

Scientific Value:

Archaeological: *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

There was pre-1900 human activity on this site.

Educational: *Does the item have educational value for what it can demonstrate about aspects of the past?*

Technological: *Does the item have technological value for its innovative or important construction methods or use of materials?*

Social Value:

Public esteem: *Is the item held in high public esteem?*

The structure is held in high public esteem.

Symbolic, commemorative, traditional, spiritual: *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

The National War Memorial is New Zealand's foremost symbolic and commemorative building, a place of pilgrimage and ceremony, and of very high social value to the country. The structure has symbolic and commemorative value to members of the New Zealand Defence Force and the families of those who lost members while serving in overseas conflicts.

Identity/Sense of place/Continuity:

*Is the item a focus of community, regional, or national identity?
Does the item contribute to sense of place or continuity?*

The structure is the site of New Zealand's Anzac Day dawn service and the Tomb of the Unknown Warrior. Therefore it is a place of national identity.

Sentiment/Connection: *Is the item a focus of community sentiment and connection?*

The building is the national memorial to those New Zealanders who died while serving in the armed forces, the structure has sentimental value to people on a national level.

Level of cultural heritage significance

Rare: *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

The building is the only National War Memorial for New Zealand.

Representative: *Is the item a good example of the class it represents?*

Authentic: *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

The structure has retained a significant amount of its original fabric and therefore it has authenticity.

Local/Regional/National/International

Is the item important for any of the above characteristics at a local, regional, national, or international level?

The building has national significance as the national memorial to those New Zealanders who died while serving in the armed forces, and is the focus for the country's remembrance services and for the Anzac Day commemorations. It also has some significance on an international level as it was built as a 'sister' to the Peace Tower Carillon in the Ottawa Parliament Buildings.

4.0 Appendix

Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory		
2001 Non-Residential heritage Inventory	Y	
WCC Records – building file	Y	
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)		
Research notes from 2001 Non-Residential heritage Inventory		
Plan change?		
Heritage Area Report		
Heritage Area Spreadsheet		
Heritage items folder (electronic)		
HPT website	Y	
HPT files		
Conservation Plan	Y	
Searched Heritage Library (CAB 2)		

Background research



Woman and Anzac Day wreaths, Wellington Cenotaph war memorial, 1945. Pascoe, John Dobree, 1908-1972: Photographic albums, prints and negatives. Ref: 1/4-001598-F. Alexander Turnbull Library, Wellington, New Zealand.



National War Memorial Carillon, Buckle Street, Wellington, 1936. New Zealand Free Lance: Photographic prints and negatives. Ref: 1/2-100835-G. Alexander Turnbull Library, Wellington, New Zealand.

Former National/Dominion Museum and National Art Gallery

7 Buckle Street



Image: *Charles Collins, 2013*

Summary of heritage significance

- This building possesses outstanding architectural value; it is one of the two best examples of Stripped Classical architecture in New Zealand, alongside the Auckland War Memorial Museum. It is a significant design by the practice of Gummer and Ford who are considered to be one of the most outstanding architecture practices of the 20th century.
- The former National Art Gallery and Dominion Museum is a historically significant building for the role that it has played in both national and local cultural life. It is a representative of the aspirations that New Zealand held as a developing nation, particularly in the inter-war period.
- The building is a significant landmark that is sited on the northern slopes of Mount Cook (Puke Ahu) and is visible from many parts of the city and the hills around.

District Plan:	Map 16, reference 41
Legal Description:	Lot 2 DP 87064
Heritage Area:	N/A
HPT Listed:	Category 1, reference 1409
Archaeological Site:	NZAA Central City R27/270
Other Names:	Dominion Museum and National Art Gallery, National Museum and Art Gallery, Massey University
Key physical dates:	Built 1933-36
Architect / Builder:	Architect: Gummer and Ford, Builder: Fletcher
Former uses:	Civic facilities and recreation – Museum and Art Gallery
Current uses:	Education - University
Earthquake Prone Status:	Not listed as EQProne 2014

Extent: Cityview GIS 2013



1.0 Outline History

1.1 History

The former Dominion Museum and National Art Gallery, also known as the National Museum, completed in 1936 was the home of many of New Zealand's most important treasures and is also one of the best examples of Stripped Classical design in New Zealand.

The former National Museum had its origins in the establishment of the Colonial Museum in 1865. Later renamed the Dominion Museum (1907) it was built in the Government Reserve behind the General Assembly (later Parliament Buildings). The first director of the museum was James Hector "the father of New Zealand science". It was his successor, Augustus Hamilton, who began pressing the Government for a new building to house the large and ever growing collection. However, it was not until 1924 that the Government agreed to set aside money for the construction of a new facility, with a condition that any subsidy had to be matched by public donation. The Government promised a sum of £75, 000 later increased to £100,000, the remaining amount was met by public subscription.¹

In 1928, an approach was made by the Carillon Society which had cast bells for a memorial. It was decided to incorporate the National War Memorial and Carillon on the site as well. The New Zealand Academy of Fine Arts agreed to contribute its properties and collections to the new museum as long as they would be permanently housed there. This was achieved by the passing of the National Art Gallery and Dominion Museum Act 1930. The site chosen for the museum, which would now also incorporate the National War Memorial and Carillon, as well as the National Art Gallery, was that of the former Mt Cook Barracks, and from 1870, the brick Mt Cook gaol. A national architecture competition was held to find a suitable designer for what was being recognised as the most important public buildings to be constructed at the time. The competition was won by Auckland architectural firm Gummer and Ford.²

The Mt Cook gaol was demolished and construction of the first structure – the Carillon, which was opened in 1932 (the hall of memories was not officially completed until 1964) began. The construction of the museum building began in 1933 to Gummer and Ford's design, a monumental and imposing structure of three storeys in the Stripped Classical style. It was constructed in reinforced concrete and partially faced with Putaruru stone. The roof was clad with copper sheathing and glass. A large central portico supported by square fluted pillars dominates the main façade.

The internal spaces were constructed around a main gallery, known as the Maori Hall. The National Art Gallery and Dominion Museum was officially opened in 1936 by the Governor General Viscount Galway on the 1st of August.³

During World War Two the building was closed to the public and used for defence purposes. At this time a number of underground structures were built beneath the

¹ Wellington City Council. "Former National Museum of New Zealand." *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001). BUCK7.

² Wellington City Council. "Former National Museum of New Zealand."

³ Wellington City Council. "Former National Museum of New Zealand."

museum. The collections were moved out of the building for the duration of the war. It was not until 1949 that the museum reopened for the public.⁴

The museum was renamed the National Museum in 1972, but it was soon facing the same problems that it had in the time of Augustus Hamilton – its collection was quickly outgrowing the space. Temporary space was found in the nearby Mt Cook Police Station but the lack of space was becoming an ever pressing concern.⁵ The government, in answer to this, established a project development board and the decision was made to move the collections to a new purpose built site. In 1992 the Museum of New Zealand Te Papa Tongarewa Act was established that would combine the National Art Gallery and Museum to form the Museum of New Zealand Te Papa Tongarewa, known as Te Papa. A competition was then held to design a new building on the Wellington Waterfront that would accommodate the museum and art gallery collections. In 1996 the National/Dominion Museum and National Art Gallery closed and in 1998 Te Papa opened.⁶

The building and associated land were then transferred to the Wellington Tenth Trust. The Trust in association with Massey University redeveloped the building and established it as a part of the Massey University Wellington Campus. This included a renovation of the great hall, and the re-fit of the tea garden as a place for teaching and seminars. Construction and renovation of lecture theatres as well as staff accommodation was also carried out at this time. The work was undertaken by Fletcher Construction and was completed in January 2001. The Massey University building – Tokomaru, as it is now called, is the home of the College of Creative Arts.⁷

This building is now considered to be one of the most significant public buildings constructed in the interwar period, and a major achievement for the architecture firm Gummer and Ford. The design is one of the two best examples in New Zealand of the Stripped Classical architecture style, the other being the Auckland War Memorial Museum.

The Wellington building occupies a dominant site and the building remains visible from a number of different streets. It also helps to create one of New Zealand's best architectural precincts along with National War Memorial and Carillon. The area to the north of the Carillon and War Memorial is currently being redeveloped (2013-14) to form the National War Memorial Park. The park will be a large open space and has been designed to suit the commemorative ceremonies planned for the Centenary of the First World War. State Highway 1 will be diverted into a tunnel and the space above ground will be re-configured to form a park with views across the city. The park should be completed in time for the Anzac Day 2015 commemorations.

⁴ Helen McCracken, *National Art Gallery and Dominion Museum (former)*, (Historic Places Trust unpublished registration report), 10 September, 2008.

⁵ McCracken, *National Art Gallery and Dominion Museum (former)*.

⁶ Wellington City Council. "Former National Museum of New Zealand."

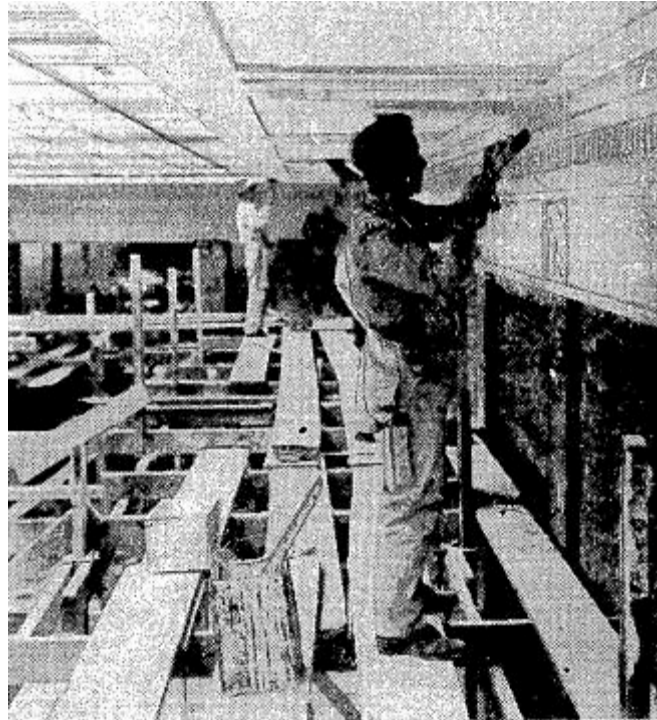
⁷ McCracken, *National Art Gallery and Dominion Museum (former)*.



Dominion Museum Committee. Negatives of the Evening Post newspaper. Ref: EP-3876-1/2-G. Alexander Turnbull Library, Wellington, New Zealand, accessed 3/5/2013, <http://natlib.govt.nz/records/23252624>

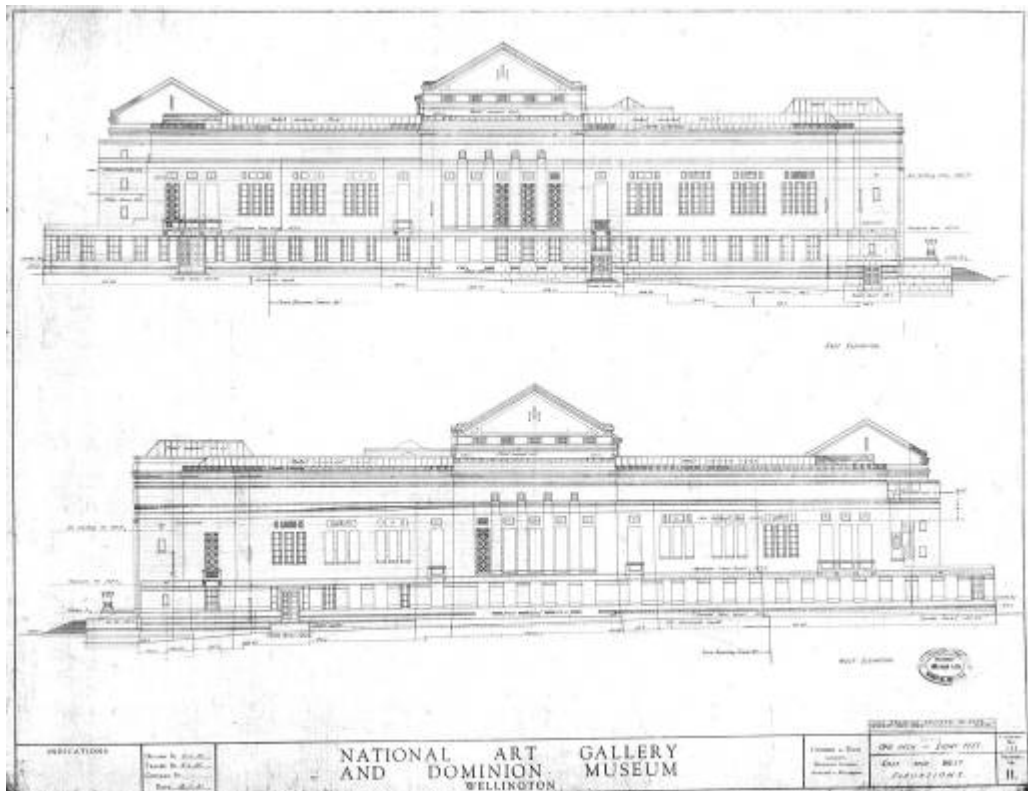


Montage of images showing the Dominion Museum under construction, Buckle Street, Wellington. Negatives of the Evening Post newspaper. Ref: 1/4-015181-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22740117>



PLASTERERS AT WORK IN THE MUSEUM. — Interior finishing is in progress at the new Dominion Museum and National Art Gallery. (Evening Post, 04 July 1935). Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/16817902>

1.2 Timeline of modifications



Wellington City Archive 00056: 135: B12249

1933 – 1936	Original Construction (00056: 135: B12249)
1944	Addition – Shed (00056: 292: B23274)
	Addition – Caretakers dwelling (00056: 299: B23722)
1950	Addition – Porch (00056: 379: B29163)
1963	Addition – Garage (00058: 294: C12909)
1970	Addition – Skyline Buildings garage (00058:662: C30448)
1973	Addition – Boat Shed (00058: 835: C37356)
1976	Building Alterations – Foyer and mezzanine (00058: 1057: C45967)
1981	Alterations to fish gallery (00058: 1332: C56057)
1989	Addition – Storage building added to Hector Library building at rear of museum building (00044: 5: 66)
1993	Addition – Install sculpture (00060: 31: 1213)
1993	Alterations – Museum first floor (00060: 88: 3269)
1994	Alterations – Install doors and air conditioning (00060: 148: 5414)
1999 – 2001	Building additions and alterations: restoration undertaken for Massey University

1.3 Occupation history

1936	Dominion Museum and National Art Gallery
2001	Massey University

1.4 Architect

Gummer & Ford - Architectural Partnership⁸

The architectural partnership of Gummer and Ford was established in 1923, and became one of national importance. William Henry Gummer (1884-1966) was articled to W.A. Holman, an Auckland architect, and was elected as an Associate of the Royal Institute of British Architects in 1910. In the period 1908-1913 he travelled in the United Kingdom, Europe and the United States. During this time he worked for Sir Edwin Lutyens, leading English architect of the time, and for Daniel Burnham in Chicago. Burnham was a major American architect and one of the founders of the influential Chicago School of Architecture. Gummer joined the firm of Hoggard and Prouse of Auckland and Wellington in 1913. In 1914 he was elected a Fellow of the New Zealand Institute of Architects, was president of the Institute from 1933-34 and was later elected a life member.

Charles Reginald Ford (1880- 1972) was born in England and served in the Royal Navy. He was later with Captain Scott's 1901-1904 expedition to Antarctica. He trained as an architect working in Wanganui as an engineer. In 1926 he wrote the first treatise on earthquake and building construction in the English language. Ford was president of the New Zealand Institute of Architects from 1921-22. Buildings designed by the partnership include the State Insurance Building Wellington, (1940) the Dilworth Building (1926), the Guardian Trust Building and the Domain Wintergardens (1921 and 1928), all in Auckland, and the Dominion Museum (1936) in Wellington.

⁸ New Zealand Historic Places Trust, Professional Biographies, "Gummer and Ford", accessed 2/05/2013, [http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Gummer+ amp +Ford](http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Gummer+amp+Ford)

Gummer and Ford were awarded Gold Medals from the New Zealand Institute of Architects for the designs of Auckland Railway Station and Remuera Library. Gummer was one of the most outstanding architects working in New Zealand in the first half of this century and was responsible for the stylistically and structurally advanced Tauroa (1916), Craggy Range (1919), Arden (1926), and Te Mata (1935) homesteads at Havelock North.

2.0 Physical description

2.1 Architecture⁹

The former National Museum building is one of the two best examples of Stripped Classical architecture in New Zealand, alongside the Auckland War Memorial Museum. The building is three storeys high, and in plan and elevations retains a Classical symmetrical design. The structure has been left bare of Classical ornamentation, giving it an air of “discipline and austerity”. The main façade is centred on a massive portico supported by a colonnade of square fluted pillars, without capitals. The entablature above is faced with Putaruru stone and consists of a small architrave and frieze adorned with stone garlands and inscribed lettering: “National Art Gallery and Dominion Museum erected by the People and dedicated to the service of art and science”. Above the frieze is a dentilled cornice capped with a parapet which has eight emblematic shields in stone representing the eight branches of the arts and sciences. The interior planning follows a symmetrical Beaux Arts format.

2.2 Materials¹⁰

It was constructed in reinforced concrete and partially faced with Putaruru stone. The roof was clad with copper sheathing with glass roof-lights.

2.3 Setting

The former National Art Gallery and Dominion Museum is located on the northern slopes of Mount Cook and overlooks the National War Memorial and Carillon and Buckle Street. The Museum is relatively visible from the surrounding streets despite being surrounded by trees. The trees help to separate the Museum building from the former Mount Cook police barracks to the east and the grounds of the former Defence depot building to the west. The setting is currently being modified to form ‘Memorial Park’.

⁹ Wellington City Council. “Former National Museum of New Zealand.”

¹⁰ Ibid

3.0 Sources

McCracken, Helen. *National Art Gallery and Dominion Museum (former)*. Historic Places Trust unpublished registration report. 10 September, 2008.

New Zealand Historic Places Trust. Professional Biographies. 'Gummer and Ford.' Accessed 02 May 2013,
[http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Gummer+ amp +Ford](http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Gummer+amp+Ford).

Wellington City Council. "Former National Museum of New Zealand." *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. Wellington City Council, 2001. BUCK7.

Online Sources – Alexander Turnbull Library

Alexander Turnbull Library, Wellington, New Zealand. Evening Post, 04 July 1935 <http://natlib.govt.nz/records/16817902>

Alexander Turnbull Library, Wellington, New Zealand. Negatives of the Evening Post newspaper. Ref: 1/4-015181-F.
<http://natlib.govt.nz/records/22740117>

Alexander Turnbull Library, Wellington, New Zealand. Negatives of the Evening Post newspaper. Ref: EP-3876-1/2-G.
<http://natlib.govt.nz/records/23252624>

Criteria for assessing cultural heritage significance

Cultural heritage values

Aesthetic Value:

Architectural: *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

This building possesses outstanding architectural value; it is one of the two best examples of Stripped Classical architecture in New Zealand, alongside the Auckland War Memorial Museum. It is a significant design by the practice of Gummer and Ford who are considered to be one of the most outstanding architecture practices of the 20th century.

Townscape: *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

The building is a significant landmark that is sited on the northern slopes of Mount Cook (Puke Ahu) and is visible from many parts of the city and the hills around.

Group: *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

The museum was built in conjunction with the National War Memorial and Carillon. Together the two structures lie on a formal axis that was originally planned to extend into a tree lined boulevard to Courtenay Place.

Historic Value:

Association: *Is the item associated with an important person, group, or organisation?*

The former National Art Gallery and Dominion Museum is a historically significant building for the role that it has played in both national and local cultural life. It is a representative of the aspirations that New Zealand held as a developing nation, particularly in the inter-war period. Its ongoing relationship with the heritage and history of New Zealand has been ensured through its new use by Massey University.

The Museum was designed by the prominent practice Gummer and Ford.

Association: *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

Scientific Value:

Archaeological: *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

This site had both Maori and European human activity prior to 1900, this means that it is likely to have archaeological significance. It is also included in the NZAA Central City R27/270 archaeological area.

Educational: *Does the item have educational value for what it can demonstrate about aspects of the past?*

Technological: *Does the item have technological value for its innovative or important construction methods or use of materials?*

This is a large scale building constructed in reinforced concrete, so there is technical value in its construction

Social Value:

Public esteem: *Is the item held in high public esteem?*

As the former National Museum and Art Gallery this building played a significant role in relation to New Zealander's cultural and social life. It has considerable relevance and significance as it once contained artefacts of great cultural importance to all New Zealander's.

Symbolic, commemorative, traditional, spiritual: *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

This building has an ongoing association with the history and cultural heritage of New Zealand. As a part of a wider complex that also includes the National War Memorial and Carillon, it still has a large number of visitors.

Identity/Sense of place/Continuity:

*Is the item a focus of community, regional, or national identity?
Does the item contribute to sense of place or continuity?*

As the former national museum, this building contributes to New Zealand's national identity. The change of name from Dominion to National is indicative of the changing status of New Zealand and the process of moving from British Colony to independent nation.

Sentiment/Connection: *Is the item a focus of community sentiment and connection?*

This building is a focus of community sentiment and connection that comes from its role as the former National Museum. There are many different cultural values that can be attributed to this building and the wider setting as it is of importance to both European and Maori New Zealander's. For Wellingtonians, this building is a landmark and a physical reminder of the history of the city.

Level of cultural heritage significance

Rare: *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

This building has outstanding heritage significance due to its architectural and aesthetic quality, its historical associations, its value as a historic place and archaeological site, and the contribution that it makes to the social and cultural lives of Wellington and New Zealand.

Representative: *Is the item a good example of the class it represents?*

This building is widely recognised as being one of two truly excellent examples of the Stripped Classical style in New Zealand (the other being the Auckland War Memorial Museum – Grierson, Aimer, and Draffin). It is a significant design that retains educational, social, and functional use values.

Authentic: *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

The structure has retained a significant amount of its original fabric and therefore it has authenticity. It also has authenticity in materials, design, workmanship, and setting.

Local/Regional/National/International

Is the item important for any of the above characteristics at a local, regional, national, or international level?

This is a nationally significant building due to the role that it played in the history of New Zealand. It has an ongoing association with the history and heritage of New Zealand while also being firmly present in modern day social and cultural life. It is a representative of the aspirations of a nation and although is no longer the national museum, it continues to have relevance and significance.

4.0 Appendix

Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory		
2001 Non-Residential heritage Inventory		
WCC Records – building file		
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)		
Research notes from 2001 Non-Residential heritage Inventory		
Plan change?		
Heritage Area Report		
Heritage Area Spreadsheet		
Heritage items folder (electronic)		
HPT website		
HPT files		
Conservation Plan		
Searched Heritage Library (CAB 2)		

Background research

Insert any relevant background information into this section. This may include:

- *Additional plans, such as those for alterations*
- *Chunks of text from other sources such as Cyclopedia of NZ, Papers Past*
- *Additional images*

Mount Cook Police Station (Former)

13 Buckle Street



Mount Cook Police Station, Image: *Charles Collins, 2015*

Summary of heritage significance

- The former Mt Cook Police Station is one of the country's most important historic buildings associated with policing. The building is notable for its plain form, and severe character, that is offset by a distinctive decorative scheme. Decorative elements include the distinctive arrow marks made by the prison brick-makers, the nationally-rare use of polychromatic glazed brick, and equally-rare use of a moulded rosette quoin detail.
- The former Mt Cook Police Station was one of three police stations opened in Wellington in 1894 to deal with the increasing pressures of a growing population. The former Station is primarily of historical importance due to its associations with the early Police Force in Wellington and New Zealand, the growth of Te Aro and Mount Cook, and the legacy of the former Mt Cook Gaol and brickworks that were sited close by (where the former National Art Gallery and Museum is).
- The building has significant technical and educational value for its use of high-quality 'prison' bricks. The survival of the distinctive mark (the arrow) of the prison brick-makers on many facing bricks is a significant feature.

District Plan:	Map 16, reference 43 <i>(Including yard and retaining walls)</i>
Legal Description:	Lot 1 DP 87064
Heritage Area:	N/A
HPT Listed:	Category 1, reference 1408
Archaeological Site:	Puke Ahu Pa – Maori site of significance. Pre 1900 building.
Other Names:	
Key physical dates:	Original construction: 1894
Architect / Builder:	Designer: Mr Weyburne Builder: Prison Department
Former uses:	Law enforcement – Police station, courthouse, gaol
Current uses:	Retail and Commercial - Offices
Earthquake Prone Status:	Not Earthquake Prone SR 222922

Extent: Cityview GIS 2013



1.0 Outline History¹

History

The former Mount Cook Police Station, constructed in 1894, is one of New Zealand's most historic police buildings. In the 1880s Te Aro was the fastest growing district in Wellington, and possessed the crime rate to match. The plan to construct a police station in Mount Cook had originated as early as 1887. The building was designed by Mr Weybourne of the Public Works Department. Little is known about Mr Weybourne, other than that he was also acting clerk of works for a time, and that he passed away before construction of the police station was completed.

Unlike most other public buildings, which were generally built by the Public Works Department, the Prison Department undertook the construction of the new station. The prison department supplied labour from the local prisons, and prisoners from the Mt Cook gaol supplied the bricks for the construction. These bricks were incised with a distinctive broad arrow, and were used on the police station, and its yard boundary wall and retaining walls, as well as on the nearby Tasman Street Brick Wall WCC heritage object reference 16/54.

The Police Department took possession of the building when the building was completed in 1893, and held an official opening in 1894. The station is a stern two storey design built in polychromatic (multi-coloured) brickwork laid in an English bond pattern. A feature of the design was the black and white banding above and between the heads of the arched windows and main entrance door.

In 1898 a Royal Commission into police corruption and inadequate service recommended that a central station be established in Wellington to train new recruits, however, the Government were unwilling to spend money on a new facility. It was decided that the Mount Cook police station would be used for this purpose and the first recruits were received in December of 1898. In 1903 an addition was constructed to increase accommodation. 1903 also saw a number of cells constructed at the back of the yard. In 1905 another commission into the police force and conditions in Mount Cook found that the situation was not ideal for the recruits and duty men. A new purpose built facility was constructed in Newtown and the Mount Cook Station saw its last recruits in 1910. 1912 saw another extension added to the Police Station with the building of a two-storey addition to the rear to house a billiards room and accommodation upstairs.

By the 1930s it was the intention to demolish this building to provide land for the New National Art Gallery and Dominion Museum however, this did not occur as a suitable alternative site for the station could not be found. In the late 1930s the Museum established an interest in the building.

The station was finally closed in 1956 and the station staff was transferred to the Taranaki Street Station. It appears that the Museum had intended to take over the space at this time, but the Police continued to use it as their clothing store. In 1959 the first floor bathroom was demolished to make room for storage and a year later an electric hoist was installed. As the Museum's accommodation situation worsened the Board became even more insistent that they should be able to claim the building. The disagreement was not resolved until 1967 with the building of a new police station on

¹ History based on: Wellington City Council, "13 Buckle Streets," *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), BUCK 13, and Helen McCracken, *Mount Cook Police Station (Former)*, (Historic Places Trust, unpublished registration report), 10 September, 2008.

Adelaide Road. The museum occupied the police station building until the 1990s when the construction of Te Papa occurred. While occupied by the museum, the 1912 addition was removed in a restoration that was carried out in collaboration with the Historic Places Trust. During the 1980s the building was strengthened against earthquakes by the Ministry of Works, and during the strengthening several internal walls on the second storey were removed. Following the occupancy by the Museum, the building was transferred to the Wellington Tenth Trust as part of the Puke Ahu/ Museum site. The land was then subdivided and the police station was sold to private investors. The building is currently used to house a number of stores and small businesses. The cellblocks and other structures are mostly unused today.



Carillon under construction. Negatives of the Evening Post newspaper. Ref: 1/2-090208-G. Alexander Turnbull Library, Wellington, New Zealand.

<http://natlib.govt.nz/records/22912964>

1.1 Timeline of modifications (original plans held at archives New Zealand and could not be accessed – modifications based on NZHPT records)

1893	Original construction
1903	Building alterations and additions
1912	Building alterations and additions – two storey structure (now removed)
1956	Building modification
1959	Building modifications
1960	Building modifications
1975	Building modifications
1979	Building alterations – 1912 addition demolished
1986	Building modifications

1.2 Occupation history

Not assessed

1.3 Architect

Mr Weybourne of the Public Works Department.

2.0 Physical description²

2.1 Architecture

The former Mount Cook Police Station has been described in the past as a stern, no-nonsense, four square block, standing with uncompromising severity on a prominent site at the intersection of Tory and Tasman Streets. It is a two storey building, with a symmetrical main façade. The street frontage onto Buckle Street has five round arched openings on each floor, the unusual feature of the openings is the black and white glazed brick banding over and between the heads of each opening. This treatment helps to lift the façade from the commonplace and, when combined with the decorative quoins, creates a striking composition. It possesses a notably rare feature in the rosettes that have been places on each alternate quoin.

The black and white banding is repeated at eave level with the lower black band projecting out from the main face. There is black and white brick banding above this that projects out even further. This decorative effect is an effective companion to the banding above the windows. The building is capped by a plain roof, originally clad in corrugated iron. The precision and craftsmanship of the brick construction is an outstanding feature of this building.

The interior features no grand spaces due most likely to its utilitarian purpose, but the geometric tile floor in the entry is of note, as is the generous balustrade and newel post to the Kauri main stair.

2.2 Materials

The former Mount Cook Police Station has been constructed in polychrome glazed brickwork laid in English Bond. Each header is stamped with a distinctive broad arrow which marked bricks made at the local Mt Cook gaol. The building stands on a plastered plinth levelled to match the road levels.

The windows and door is timber and the roofing was originally corrugated iron. The partitions are plastered brick with native timbers, and other interior materials include tile and Kauri finishes.

2.3 Setting

The former Mount Cook Police Station is a local landmark on its prominent corner site, adding a distinctive note to the character of the surrounding area. The building is located on the northern slopes of Mount Cook. The Station is visible from a number of different view shafts in the area due to its corner site (Tory, Tasman, and Buckle Streets).

This building is part of an area typified by character buildings. The National War Memorial and Carillion, as well as the former National Art Gallery and Museum are sited prominently to the east of the Station building.

² Wellington City Council, "13 Buckle Streets," *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), BUCK 13

Sources

Alexander Turnbull Library. Negatives of the Evening Post newspaper. Ref: 1/2-090208-G. <http://natlib.govt.nz/records/22912964>

McCracken, Helen. *Mount Cook Police Station (Former)*, Historic Places Trust, unpublished registration report. 10 September, 2008.

Wellington City Council, "13 Buckle Streets," *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. Wellington City Council, 2001.

Criteria for assessing cultural heritage significance

Cultural heritage values

Aesthetic Value:

Architectural: Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?

The former Mt Cook Police Station is one of the country's most important historic buildings associated with policing. The building is notable for its plain form, and severe character, that is offset by a distinctive decorative scheme. Decorative elements include the distinctive arrow marks made by the prison brick-makers, the nationally-rare use of polychromatic glazed brick, and equally-rare use of a moulded rosette quoin detail.

Townscape: Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?

The Station building, and its associated brick yard-walls, have townscape value due to their siting on the prominent corner of Buckle and Tasman Street.

Group: Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?

The building and its associated brick yard-walls have a strong stylistic and historic association with the adjoining Tasman Street Brick Wall (WCC Heritage Object ref 16/54).

Both the building and the brick walls are part of military, penal and museum history of Puke Ahu/ Mt Cook and can therefore be seen as a group along with the nearby National War Memorial and Carillion, and the former National Art Gallery and Museum.

Historic Value:

Association: Is the item associated with an important person, group, or organisation?

Association: Is the item associated with an important historic event, theme, pattern, phase, or activity?

The former Mt Cook Police Station was one of three police stations opened in Wellington in 1894 to deal with the increasing pressures of a growing population. The former Station is primarily of historical importance due to its associations with the early Police Force in Wellington and New Zealand, the growth of Te Aro and Mount Cook, and the legacy of the former Mt Cook Gaol and brickworks that were sited close by (where the former National Art Gallery and Museum is).

Scientific Value:

Archaeological: Does the item have archaeological value for its ability to provide scientific information about past human activity?

Puke Ahu Pa – Maori site of significance. Pre 1900 building.

Educational: *Does the item have educational value for what it can demonstrate about aspects of the past?*

Together with the Tasman Street wall, the former Mt Cook Police station has significant potential for public education around the uses of the area in the past, prison brick-making, the police force in Wellington, and the changes that have occurred in the area over the past century.

Technological: *Does the item have technological value for its innovative or important construction methods or use of materials?*

This building is of some technical values as it demonstrates 19th and early 20th century brick construction and finishing techniques. Its decorative features, particularly the polychromatic brick, the quoin rosettes, and the distinctive arrow marks made by the prison brick-makers are distinctive and are a significant feature of the construction.

Social Value:

Public esteem: *Is the item held in high public esteem?*

This building is a significant landmark on a prominent intersection which adds significant character to the area. This building is well known to most people in the area, particularly for those who either live in the area or who drive past as part of a commute to the urban motorway.

Symbolic, commemorative, traditional, spiritual: *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

Identity/Sense of place/Continuity:

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

The former Station building contributes to a sense of place and continuity in the suburb of Mt Cook as it is an important physical reminder of the historical past of the Mount Cook area and its connections with the now demolished Mt Cook Gaol and brickworks.

Sentiment/Connection: *Is the item a focus of community sentiment and connection?*

Level of cultural heritage significance

Rare: *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

The former Mt Cook police station is an important historic building associated with policing and the gaol system in Wellington. It is one of the oldest existing purpose built police stations in New Zealand and a physical reminder of over a century of police and penal associations with this site and the area in general. The survival of the distinctive arrow marks of the prison brick makers adds to the significance of this building as this is an unusual feature – these bricks were used extensively in public buildings but the markings were often hidden so that the origins did not show.

Representative: *Is the item a good example of the class it represents?*

Authentic: *Does the item have authenticity or integrity because it retains*

significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?

The former Mt Cook Police Station retains authenticity and integrity as it has had few modifications carried out that have negatively affected the building and retains a significant amount of original materials. A 1912 addition was removed during the 1979 refurbishment of the building but this has not negatively affected the building. The station was earthquake strengthened during a 1980 restoration.

Local/Regional/National/International

Is the item important for any of the above characteristics at a local, regional, national, or international level?

This building is local landmark situated on a prominent intersection and adds a distinctive note to the character of the area.

This building has been recognised as being of National importance as one of eight purpose built police buildings constructed prior to the turn of the century to deal with increases in the crime rate, three of which were situated in Wellington, this building has important ties to the police force in New Zealand and the expansion of Wellington, and in particular Te Aro. This building is the last physical remnant of over 130 years of police and penal associations with the Mt Cook and Te Aro areas and between 1896 and 1910 it operated as the site of New Zealand's police training centre. It has technical and architectural values for the craftsmanship that is seen in its design and finishing's, and as one of few buildings where the distinctive arrow marks of the Mt Cook Gaol bricks can be seen in situ.

3.0 Appendix

Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory		
2001 Non-Residential heritage Inventory		
WCC Records – building file		
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)		
Research notes from 2001 Non-Residential heritage Inventory		
Plan change?		
Heritage Area Report		
Heritage Area Spreadsheet		
Heritage items folder (electronic)		
HPT website		
HPT files		
Conservation Plan		
Searched Heritage Library (CAB 2)		

Background research

Insert any relevant background information into this section. This may include:

- *Additional plans, such as those for alterations*
- *Chunks of text from other sources such as Cyclopedia of NZ, Papers Past*
- *Additional images*

Tasman Street Brick Wall

Tasman Street, Mt Cook



Tasman Street retaining wall – northern end.



Tasman Street retaining wall – centre



Tasman Street retaining wall – southern end
All images: Googlemaps (2009)

Summary of heritage significance

- The Tasman Street Brick Wall is a good example of Victorian engineering. It is notable for the quality of its design, materials and workmanship, particularly the use of high-quality 'prison' bricks, the pronounced tilt of the wall's construction, and for its neatly detailed cornice.
- The brick wall has an association with the former occupants of the Mt Cook Reserve from the era of the Mt Cook Gaol onwards. Its brick construction links it directly to the penal history of the area, to the prisoners who made the bricks and built the wall, and to the general era of brick-making that so characterised this part of Wellington. It later formed part of the perimeter of the Alexandra military barracks, the Dominion Museum, Massey University campus and the Wellington High School grounds.
- The wall has high townscape value as the defining feature along an approximately 250 metre stretch of Tasman Street. It is one of the best places in Wellington to see 'prison' bricks and has become a local landmark for this reason.

District Plan:	Map 16, reference 54
Legal Description:	Lot 2 DP 87064 (C.Ts WN54C/503, WN54D/136), Sec 1253 Town of Wellington (CT WN6C/802), Sec 1 SO 36519 (New Zealand Gazette 1994, p.2705), Wellington Land District.
Heritage Area:	None 2013
HPT Listed:	Historic Place Category 2 ref 7758
Archaeological Site:	R27/440 <i>Tasman Street Wall. Brick retaining wall constructed of bricks made by prisoners on Mt Cook itself, the wall is the oldest structure still standing within the former Mt Cook Reserve.</i>
Other Names:	Pukeahu (former name for Mt Cook) Mt Cook Prison Alexandra Barracks Dominion Museum
Key physical dates:	c.1891 central section built 1893 – 94 northern section built c.1897 -1903 southern section built, and wall completed.
Architect / Builder:	Unknown
Former uses:	Retaining wall
Current uses:	Retaining wall
Earthquake Prone Status:	Unknown at time of writing

Extent: Cityview GIS 2013



1.0 Outline History

1.1 History ¹

The Tasman Street Wall is an important physical reminder of the long occupation and use of Mt Cook. Constructed of bricks made by prisoners on Mt Cook itself, the wall is the oldest structure still standing within the former Mt Cook Reserve.

Mt Cook was originally Pukeahu, a pa occupied intermittently by Maori. In 1842 troops were brought in to protect Wellington from potentially hostile Maori and occupied the hill, and this was the beginning of a long military occupation of the area. The hill was later occupied by barracks, a magazine and a prison. In 1863 the Alexandra Barracks were built to accommodate Imperial troops to protect Wellington during the New Zealand Wars. After the troops left in 1870 the barracks housed immigrants. In 1879 the building was demolished, more levelling took place and the site for a huge gaol was cleared by prisoners from the nearby Terrace Gaol. Only one wing, of the six planned, was built (1882) and the prison finally closed in 1903. The building was taken over by the Army for use as a barracks and it was not until 1930 that it was finally demolished to make way for the National War Memorial and Dominion Museum.

The oldest part of the retaining wall dates from at least 1891, and perhaps earlier. Built by prisoners at Mt Cook from bricks made on site, it extends to within about 5m of the south boundary of the Mt Cook Police Station yard (WCC 16/43). The gap between the first section of retaining wall and the police station yard wall was infilled in 1893-94. The final (southern) section of the Tasman Street retaining wall was built at some time after 1897 and completed by 1903.

¹ Michael Kelly & Karen Astwood, 'Tasman Street Wall, Mt Cook, Wellington', unpublished Registration Report for the NZHPT (2008)

It runs from the pier approximately opposite No.23 Tasman Street, to the edge of the carpark at No.60 Tasman Street.

The Tasman Street retaining wall is primarily associated with the reserve's penal and brick making past. The distinctive prison bricks used in the construction of the wall, and the nearby Mount Cook Police Station, can be identified by their incised broad arrow. The bricks were made on site at the prison industry workshop and kiln at Mount Cook, from the late 1870s onwards. By the mid-1880s bricks were produced at a rate of approximately two million per annum. They were fired in a continuous production 'Hoffmann' kiln and were considered to be of a higher quality than those produced by other methods.

Brick clay was taken largely from the south-western face of Mt Cook, which eventually created the Wellington High School's playing fields. Production at the site continued despite the prison being officially closed and re-designated as the Alexandra Barracks in 1902. Brick production declined as the available clay supply was exhausted, and it is assumed that the kiln and old prison were both demolished in 1920. Three significant structures built with prison bricks within the old Mt Cook Reserve include the Mt Cook Gaol (renamed the Alexandra Barracks and later demolished), the Mt Cook Police Station (WCC ref 16/43) and the Tasman Street Wall. Other buildings in Wellington include the Parliamentary Library (WCC ref 18/215), Shed 7 (WCC ref 17/161), the Wellington Public Hospital (now demolished), the Government Print Office, and the fortifications at Fort Ballance (WCC object ref 13/49 & WCC area ref 13/6). Bricks were also supplied for projects such as the Wellington and Manawatu Railway, as well as to private companies on occasion.

The Tasman Street Wall formed the eastern boundary of the Mt Cook Reserve. The topography of the retained hillside has been altered considerably over the past 120+ years. The top metre, or so, of the retaining wall appears to have been a free-standing fence for the horse paddocks beyond. This 'void' appears to have been backfilled to the full height of the wall to form terraces, paths and tennis courts. The wall, itself, has been altered in places, particularly by the addition of two stairs, at least one of which was built to give access to air raid shelters constructed in 1942. It was extended in height in the 1940s with the construction of two tennis court terraces at its southern extent. This newly levelled ground was achieved by the addition of between two and nine courses of new brickwork to the top of the retaining wall at the northernmost court. The last substantial alteration was in 1969 when part of the retaining wall was reduced in height for the construction of a new substation. The wall otherwise retains much of its original form and built fabric.

Brick walls of the age of the Tasman Street Wall are very rare in Wellington and there is almost certainly nothing of this size in the city. It is likely to be rare nationally. While the wall is on the one-hand a functional and prosaic structure, it is also the oldest construction of any kind left on the Mt Cook Reserve. Its brick construction links it directly to the penal history of the area, to the prisoners who made the bricks and built the wall, and the general era of brick-making that so characterised this part of Wellington. It is an important historic structure of regional significance.

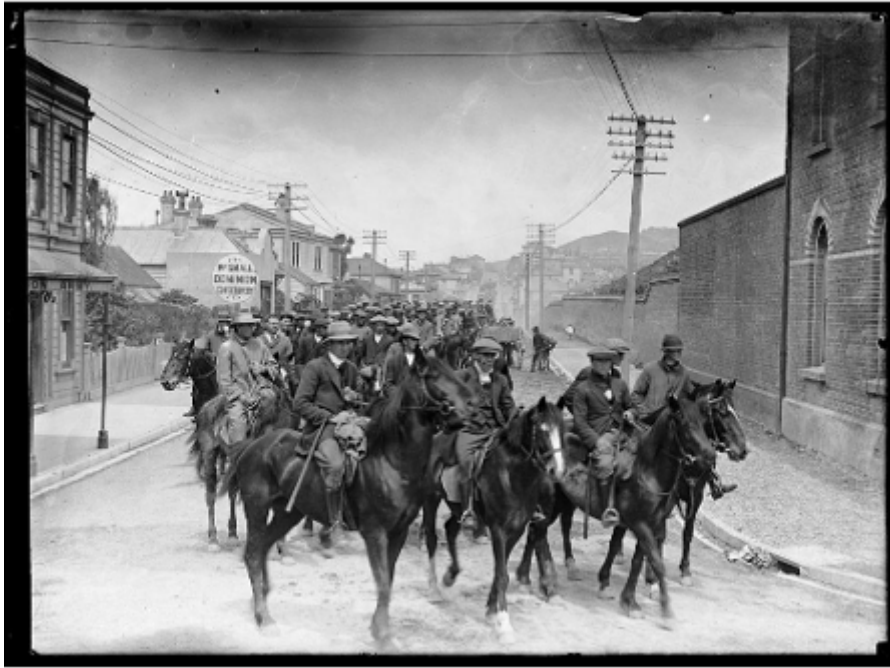


c.1910 – Alexandra Barracks, from the St Patrick’s College tower. The police station and associated stables are located to the right of the image. The open land behind the Tasman Street Wall is in use as horse paddocks. The barracks buildings can be seen at the centre of the image, and the chimney for the brickworks can be seen at the top-left.²



Detail of the retaining wall – note the horse paddocks behind the wall. The wall appears to serve partly as a stock-fence and partly as a retaining wall.

² Mount Cook Prison and buildings on Buckle Street, Wellington. Smith, Sydney Charles, 1888-1972: Photographs of New Zealand. Ref: 1/1-020192-G. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22410901>



1913 – Mounted Special Constables during the 1913 waterfront strike. These were housed at a temporary camp within the Alexandra Barrack grounds.³



1933 – Aerial view over Mt Cook, while the Dominion Museum was under construction. The Mt Cook Police Station is at the bottom-left of the image, the Carillon at the bottom-centre, army buildings can be seen at the bottom-right, and the Wellington High School at the centre-top.⁴

³ Mounted Special Constables during the 1913 waterfront strike, Wellington. Smith, Sydney Charles, 1888-1972: Photographs of New Zealand. Ref: 1/2-049059-G. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22325661>

⁴ Aerial view over Mount Cook, Wellington, while the Dominion Museum was being constructed. Ref: 1/2-053018-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/23021711>

1.2 Timeline of modifications

1891	The first (central) section of the retaining wall appears on a plan of the Mt Cook Reserve.
1893	Construction began on the Mt Cook Police Station and the associated police station retaining (and yard) walls (WCC16/43). The second (northern) section of retaining wall was built between the police station yard and the existing retaining wall.
1903	The final (southern) section of the retaining wall was completed
1942	Air raid shelters were built at the eastern side of the Mt Cook Reserve. These were set just above the height of the retaining wall and steps were cut through the retaining wall to give access from street level.
c.1940s	Tennis courts were built at the far southern end of the wall. Bricks were added to the top of the boundary wall at the northernmost tennis court.
1969	Part of the brick wall was removed to construct a substation
1995	The wall became a Heritage Object in the WCC District Plan Heritage Inventory
c.2006	Water, grit, sand or 'garnet' blasting of graffiti caused damage to the wearing faces of some brickwork, particularly at the northern end of the wall. ⁵
2009	Graffiti removal using chemical poultice methods ⁶

1.3 Ownership history

Requires CT search but the NZHPT registration report lists the following as owners:-

Massey University
The Wellington Tenth Trust
Crown - reserved for secondary school purposes (Wellington High School)
Vector (substation)

1.4 Occupation history

Not assessed

1.5 Architect

Unknown

2.0 Physical description

2.1 Architecture

The Tasman Street wall is a brick retaining wall. It is a gravity retaining wall that utilises its mass to retain the earth behind. The width of the wall is not known, but it is assumed to be substantial – wider at the bottom than the top. A clue may be found in the profile of the western police yard wall (see photograph in Appendix 2, fig 23 of the NZHPT registration report).

⁵ See email from Ian Bowman to Barbara Fill dated 22 June 2006

⁶ See email from Councillor Ian McKinnon to Debra DeLorenzo & Alexandra Teague dated 11 December 2009

This nearby wall has been built on a 'rake' or angle, and the wall widens in profile from one-and-a-half bricks at the top to three bricks at the base.

The brickwork of the Tasman Street Wall was built in an English Bond, with courses of stretchers that alternate with courses of headers. The wall was built at a shallow pitch to form a rake, or tilt in the wall, of about two or three degrees from vertical. The wall is topped by a brick coping that is built up from a 'cornice' of two corbelled brick courses, topped by one or two brick courses.

From north to south, the wall shows evidence of the construction sequence. The northernmost (1893- 94) section of retaining wall abuts the adjacent Mt Cook Police Station yard wall. The yard wall is approx 20 brick courses taller than the retaining wall and is built to a true vertical, rather than at a raked angle (see WCC 16/43). The 1893 – 94 retaining wall coping is topped by two brick courses laid in English bond with the top row as stretchers. The wall is approximately 10 brick courses taller than the adjacent c.1891 wall and the bonding detail between the two wall sections is crudely executed. The bricks for the 1893-94 are marked with broad arrows on the headers and are all incised horizontally. Weep holes are formed between headers at the third, thirteenth and the twenty-seventh course. They are one brick high, and one header wide.

The c.1891 wall is laid level with no steps to the coping, except for a sweeping convex curve to adjust the height at its northern end. The coping is made up of a single course of headers above the brick 'cornice'. The bricks are marked with a broad arrow on both headers and/or stretchers, and the arrow varies in orientation. The weep holes are set in a single line at just under half the height of the wall and are one brick header wide, and two brick courses high. The southern end of this section terminates in a brick pier approximately opposite No. 23 Tasman Street.

The c.1901 wall is stepped in height at regular intervals to suit the topography of the hill at Mt Cook/Pukeahu, and the slope of the street. The bricks, coping detail, and weep-holes match those of the c.1893 – 94 wall. The c.1901 section is the most modified part of the retaining wall and has been cut back to form two sets of steps and a platform for a substation, and raised in height to suit a modern (c.1940s) tennis court terrace.

The northern steps are formed in concrete and are utilitarian in design. The southern stairs appear to have been built at an earlier date and some care has been taken to integrate them into the old brick retaining wall. The path, steps and risers are of concrete with a particularly coarse aggregate. The path retaining walls are built in brick and have a curved brick detail at each vertical edge.

The c.1969 substation was built at the immediate south of the (southernmost) steps. The retaining wall has been reduced in height to form a low terrace about half a metre above pavement height. A similar curved brick detail has been used at the vertical edges of the steps and flank retaining walls. There is some evidence of the reuse of old prison bricks, particularly at the c.1969 cornice.

The tennis court terraces have been somewhat more crudely constructed. The northernmost tennis court terrace was levelled by increasing the height of the retaining wall by between two and nine courses of new brickwork. There is evidence of cracking and subsidence in the c.1940s brick work.

The c.1901 wall terminates abruptly in line with the boundary of the tennis courts and 60 Tasman Street. The return wall here was built of concrete, perhaps at the time of the construction of the tennis courts in 1942.

2.2 Materials

Red bricks, cement mortar and concrete

2.3 Setting

The Tasman Street Wall is a brick retaining wall that extends approximately 250 metres south from the south of the rear wall of the former Mount Cook Police Station on the corner of Tasman and Buckle Streets. It forms the boundary between the western side of Tasman Street, and the eastern side of the Mt Cook Reserve. The eastern side of Tasman Street is occupied by residential apartments and houses, with the notable exception of the empty site at the southern side of the Rugby and Tasman Street intersection. A short distance to the west is the National War Memorial and the former National Museum (now Massey University). To the south-west behind the university, is Wellington High School. The wall sits near the northern margins of the suburb of Mt Cook, an inner-city suburb that gets its name from the landmark hill.

3.0 Sources

Aerial view over Mount Cook, Wellington, while the Dominion Museum was being constructed. Ref: 1/2-053018-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/23021711>

Kelly, Michael & Karen Astwood, 'Tasman Street Wall, Mt Cook, Wellington', unpublished Registration Report for the NZHPT (2008)

Mount Cook Prison and buildings on Buckle Street, Wellington. Smith, Sydney Charles, 1888-1972: Photographs of New Zealand. Ref: 1/1-020192-G. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22410901>

Mounted Special Constables during the 1913 waterfront strike, Wellington. Smith, Sydney Charles, 1888-1972: Photographs of New Zealand. Ref: 1/2-049059-G. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22325661>

4.0 Criteria for assessing cultural heritage significance

Cultural heritage values

Aesthetic Value:

Architectural: Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?

The Tasman Street Brick Wall is a good example of Victorian engineering. It is notable for the quality of its design, materials and workmanship, particularly the use of high-quality 'prison' bricks, the pronounced tilt of the wall's construction, and for its neatly detailed cornice.

Townscape: Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?

The wall has high townscape value as the defining feature along an approximately 250 metre stretch of Tasman Street. It is one of the best places in Wellington to see 'prison' bricks and has become a local landmark for this reason.

Group: Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?

The brick wall is the oldest remaining built object on the Mt Cook Reserve. It has a particular association with the adjacent Mt Cook Police Station, with which it shares a similar history, design and materiality.

Historic Value:

Association: Is the item associated with an important person, group, or organisation?

Association: Is the item associated with an important historic event, theme, pattern, phase, or activity?

The brick wall has an association with the former occupants of the Mt Cook Reserve from the era of the Mt Cook Gaol onwards. Its brick construction links it directly to the penal history of the area, to the prisoners who made the bricks and built the wall, and to the general era of brick-making that so characterised this part of Wellington. It later formed part of the perimeter of the Alexandra military barracks, the Dominion Museum, Massey University campus and the Wellington High School grounds.

Scientific Value:

Archaeological: Does the item have archaeological value for its ability to provide scientific information about past human activity?

The site has a specific designation - R27/440

Tasman Street Wall. Brick retaining wall constructed of bricks made by prisoners on Mt Cook itself, the wall is the oldest structure still standing within the former Mt Cook Reserve.

Educational: Does the item have educational value for what it can demonstrate about aspects of the past?

The wall has educational value as part of the infrastructure of the old Mt Cook Gaol and Alexandra military barracks, of which the buildings and other structures have all been demolished.

Technological: *Does the item have technological value for its innovative or important construction methods or use of materials?*

The wall has technological value for the use of brickwork to retain a bank. The wall is a technically fine example of brick construction. Of particular interest is the rake of the wall, which required the bricks to be laid on a shallow angle. Although not unusual, it is well handled, certainly when contrasted with the work to form the c.1940s tennis courts.

Social Value:

Public esteem: *Is the item held in high public esteem?*

Symbolic, commemorative, traditional, spiritual: *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

Identity/Sense of place/Continuity:

*Is the item a focus of community, regional, or national identity?
Does the item contribute to sense of place or continuity?*

The wall has had few intrusive modern alterations or additions over the past 120 years (with the notable exception of the levelling for the c.1940s tennis courts and the c.1969 substation). It contributes to the sense of place and continuity of Tasman Street and the Mt Cook Reserve.

Sentiment/Connection: *Is the item a focus of community sentiment and connection?*

Level of cultural heritage significance

Rare: *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

The wall demonstrates 19th and early 20th century brickwork techniques in brick wall retaining that are rare in Wellington. It is likely to be the largest extant example in the Wellington region.

Representative: *Is the item a good example of the class it represents?*

The wall is a particularly competent example of brick retaining wall design and workmanship.

Authentic: *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

The wall retains a substantial proportion of its early/original form and built fabric.

Local/Regional/National/International

Is the item important for any of the above characteristics at a local, regional, national, or international level?

The wall is of regional significance

5.0 Appendix

Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory	N	
2001 Non-Residential heritage Inventory	N	
WCC Records – building file	N	
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)	N	
Research notes from 2001 Non-Residential heritage Inventory	N	
Plan change?	N	
Heritage Area Report	N	
Heritage Area Spreadsheet	N	
Heritage items folder (electronic)	N	
HPT website	Y	
HPT files	Y	
Conservation Plan	N	
Searched Heritage Library (CAB 2)	Y	

Background research

Insert any relevant background information into this section. This may include:

- *Additional plans, such as those for alterations*
- *Chunks of text from other sources such as Cyclopedia of NZ, Papers Past*
- *Additional images*

Army Headquarters (Former)

211 Taranaki Street



Corner of Taranaki and Buckle Street. (Russell Murray – 2005)

Summary of heritage significance

- Built in 1912 the former Army Headquarters building is representative of early 20th century architecture in the Edwardian Baroque style which was John Campbell's specialty and exhibits stylistic features used by Campbell in his other works.
- The building has historic value due to its original association with the New Zealand military. It was a stores building and then the headquarters of the New Zealand Army for a short period.
- It was a backdrop to the 1913 Buckle Street riots and is only one of two buildings still standing in Buckle Street linked to those dramatic events.
- The building has symbolic value as the oldest military building left on Mt Cook.
- The building has retained a significant amount of its exterior fabric which gives it authenticity.

District Plan:	Map 12,16, Reference 424
Legal Description:	Sec 90 Town of Wellington
Heritage Area:	No
HPT Listed:	Category II – Reference 7518
Archaeological Site:	Central City NZAA R27/270 Māori site of significance
Other Names:	<ul style="list-style-type: none"> • Army General Officer Commanding Building • CMD HQ • Defence Headquarters • Defence Store • GOC Building
Key physical dates:	1911-1912
Architect / Builder:	John Campbell
Former uses:	<ul style="list-style-type: none"> • Defence Store • Defence Headquarters • Ministry of Health • Museum of New Zealand
Current uses:	Unoccupied
Earthquake Prone Status:	SR 185438 (124 Served)

CityView 2012



1.0 Outline History

1.1 History

Mount Cook is an area with a long historical association with the New Zealand military. The first building on this site was a 'Permanent Artillery Barracks' which first appeared on an official map in 1882 but may have been built earlier.¹ It was demolished and replaced by the present building in 1911, which was designed by the Government Architect's office and built at a cost of £2,912, with a further £1,400 spent on lighting and interior fitout.²

The building's construction was the result of military reforms that followed the Defence Acts of 1909 and 1910. These acts led to an expansion of the Territorials and therefore additional facilities were required.³ The stores building was just one of a number of structures built at Mt Cook by the Army, who for much of the first half of the 20th century occupied land on both sides of Buckle Street, including the old prison on the top of Mt Cook, where the Army had its headquarters.

The building was also the scene of public unrest during the 1913 General Strike. When riots broke out on Buckle Street the building was guarded by the special constables.⁴ Police, armed specials and defence forces eventually clashed with the protestors outside the stores building.⁵ Shots were fired, windows were broken and a machine gun was set up outside the building.

In 1930 the Defence Stores were relocated to Trentham. The stores building then appropriated in 1931 when the Army's headquarters in the old Mt Cook prison was demolished to make way for the new Dominion Museum and National War Memorial.⁶ The Army stayed until 1938, during which time the building was occupied by two general officers commanding – Major-General William Sinclair-Burgess (until 1937) and Major-General John Duigan, the first New Zealand-born general officer commanding.

Since the building had not originally been designed for use as offices it soon became overcrowded. In 1938 the General Headquarters was relocated to the former Railways Department offices in Featherston Street. Two years later the General Headquarters was relocated once more to the Departmental Building on Stout Street.⁷

Following the departure of the General Headquarters, the building became the headquarters of the Army's Central Military District (CMD). However by 1942 the

¹ W. Nelson, 'Assessment of Registration Proposal for GOC Building for New Zealand Historic Places Trust Board' (1995), as used in: Wellington City Council, "Former GOC Building," *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), BUCK5.

² Taken from a minute prepared by N.H. Boyd, File 205/8 Vol.1, 26 January 1973. This is the only reference to the cost of building that has been located.

³ Michael Kelly and Chris Cochran, 'Former General Headquarters Building, Corner Taranaki and Buckle Streets, Wellington: an assessment of heritage values,' p. 2.

⁴ Soldiers facing strikers on Buckle Street, Wellington. Ref: 1/2-020721-F. Alexander Turnbull Library, Wellington, New Zealand.

⁵ Michael Kelly and Chris Cochran, 'Former General Headquarters Building, Corner Taranaki and Buckle Streets,' unpublished report (2003), p. 2.

⁶ Kelly and Cochran, 'Former General Headquarters Building,' p.2.

⁷ Kelly and Cochran, 'Former General Headquarters Building,' p.4.

CMD had relocated its headquarters to a newly constructed building next door (the HMNZS *Olphert*).⁸

An earthquake on 24 June 1942 caused damage to the building which eventuated with the parapet being removed and strengthened with steel, capped with concrete and render.

In 1947 the Army made the building available to the Government Office Accommodation Board. Despite the Army's reversal on their offer, the building was then occupied by the Health Board's Publicity Department who remained there until 1979. The building then came into the care of the Ministry of Works and in that same year the Department of Internal Affairs, acting on behalf of the National Museum, became the occupants.⁹

The building was used for storage by the National Art Gallery and 1980 it became the National Museum conservation laboratory.¹⁰ It is understood to have been, with the exception of storage, largely unoccupied since the mid-1980s. Beyond being used as a place to hang large billboards, the building is presently unused while its future remains uncertain.



At Buckle Street, Wellington, during the 1913 waterfront strike. Smith, Sydney Charles, 1888-1972: Photographs of New Zealand. Ref: 1/2-048786-G. Alexander Turnbull Library, Wellington, New Zealand.

⁸ Ibid.

⁹ Kelly and Cochran, 'Former General Headquarters Building,' p.5.

¹⁰ Personal communication between Russell Murray and Jack Fry, former National Museum conservator July 07 1999, as used in: Wellington City Council, "Former GOC Building," *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. (Wellington City Council, 2001), BUCK5.

1.2 Timeline of modifications

Government building – previous permits may not be accessible.

1946 Masonry above first floor window heads demolished

Chimneys replaced with lighter flues

External plaster removed

2007 Alterations ground floor (00078:2717:169605)

1.3 Ownership history

Crown land – New Zealand Defence Force

1.4 Occupation history

1911 Defence Stores

1931 Defence Headquarters

1940 Central Military District Headquarters

1942 Army offices

1947 Health Department Education Board

1980 National Museum conservation laboratory

1.5 Architect

John Campbell (1857-1942) served his articles under John Gordon (c1835-1912) in Glasgow. He arrived in Dunedin in 1882 and after a brief period as a draughtsman with Mason and Wales joined the Dunedin branch of the Public Works Department in 1883. His first known work, an unbuilt design for the Dunedin Railway Station, reveals an early interest in Baroque architecture. In November 1888 Campbell was transferred to Wellington where in 1889 he took up the position of draughtsman in charge of the Public Buildings Division of the Public Works Department.

He remained in charge of the design of government buildings throughout New Zealand until his retirement in 1922, becoming in 1909 the first person to hold the position of Government Architect. Government architecture designed under his aegis evidences a change in style from Queen Anne to Edwardian Baroque. His best-known Queen Anne design is the Dunedin Police Station (1895-8), modelled on Richard Norman Shaw's New Scotland Yard (1887-90).

Among his most exuberant Edwardian Baroque buildings is the Public Trust Office, Wellington (1905-09). Although Campbell designed the Dunedin Law Courts (1899-1902) in the Gothic style with a Scottish Baronial inflection, he established Edwardian Baroque as the government style for police stations, courthouses and post offices throughout New Zealand. In 1911 Campbell won the nation-wide architectural competition for the design of Parliament Buildings, Wellington. Although only

partially completed, Parliament House is the crowning achievement of Campbell's career.¹¹

2.0 Physical description

2.1 Architecture

The Former Defence Stores building stands on the corner of Taranaki and Buckle Streets, a plain and solid structure that reflects its army origins. Red bricks, laid in English bond (alternate courses of headers and stretchers), form the main structural material of the building, while plastered bands may indicate that there are concrete tie beams within the walls. The plan is L-shaped, the height is two storeys, and the main entrance is centred on the Buckle Street elevation. Decoration is subtle; it consists of panels of very shallow relief plaster work, with stylised keystones emphasizing the window heads.

Windows are all timber and double-hung, while over the door, an emblematic *GRV 1911* is the only flourish in an otherwise very simple design. (It should be noted that the stripped appearance of the building may be partly a result of the removal or loss of decorative work at roof level.) The roof is sheathed in corrugated iron (now rusty) and its form may indicate two stages of construction. The wing on Taranaki Street has a gabled roof, and it makes an awkward junction with the wing on Buckle Street which has a hipped roof. In addition, there is a change to plinth and window sill lines that indicate a staged construction, although architectural details between the two parts still match.

The building has some townscape value, anchoring the historically important block of land known as Mt Cook in a similar way to that of the former Mt Cook Police Barracks at the other end of Buckle Street.¹²

2.2 Materials

- Red bricks
- Concrete tie beams
- Timber joinery

2.3 Setting

The General Army Headquarters building is located at the corner of Buckle and Taranaki Streets and over looks the intersection formed by the meeting of these two streets with Karo Drive and Webb Street. With the exception of a low lying red brick structure to the east, the building is unencumbered by other buildings, and its relative isolation is amplified by the adjacent wide streets and vacant land on the opposite side of Buckle Street (soon to be turned into the National War Memorial Park). The Defence compound contains two other buildings, HMNZS *Olphert* and the recently-constructed security building. At the eastern end of the Buckle Street block is the former Mt Cook Police Station; both buildings act as red-brick bookends. The principal landmark in the vicinity is the National War Memorial, which despite the presence of large pohutukawa is visible from most vantage points.

¹¹ New Zealand Historic Places Trust Professional Biographies, 'John Campbell,' accessed 7 August 2012, <http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=38>

¹² Architecture taken from: Wellington City Council, "Former GOC Building," *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*.

3.0 Criteria for assessing cultural heritage significance

Cultural heritage values

Aesthetic Value:

Architectural: Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?

The building has architectural value as a now rare example in Wellington of the Edwardian Baroque style which was used by architect John Campbell for many government buildings.

Townscape: Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?

The pattern and colour of brickwork and plaster give the building some aesthetic value and a presence on an extremely busy street intersection.

Group: Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?

The building is part of a group of military related structures on the corner of Buckle and Taranaki Streets. This is the only surviving portion of Mt Cook land still in defence hands. Together with the single storey building to the east and the former Mt Cook Police Station (on the corner of Tory Street) these are also the only red brick buildings in a precinct that was once dominated by such buildings. The building shares an historical connection with other sites on Mt Cook, including the former Dominion Museum and the vacant land opposite, once the site of the Army drill hall.

Historic Value:

Association: Is the item associated with an important person, group, or organisation?

The building has historic value as it was the temporary home of the General Officer Commanding for the Army from 1931-1938. During this time both Major General Sir William Sinclair-Burgess and Major General Sir John Duigan, two distinguished commanding officers, served in the building.

Association: Is the item associated with an important historic event, theme, pattern, phase, or activity?

The building is associated with various phases of historical activity. Its construction was the result of defence reforms prompted by the Defence Acts of 1909 and 1910. During the 1913 Strike the building was a backdrop to the 'Buckle Street Riots.' The building was also the Army headquarters during the build up to the Second World War.

Scientific Value:

Archaeological: Does the item have archaeological value for its ability to provide scientific information about past human activity?

Since Mount Cook was the site of Pukeahu pa the area will contain pre-1900 human activity. The building is also located in the Central City archaeological site reference NZAA R27/270.

Educational: *Does the item have educational value for what it can demonstrate about aspects of the past?*

The building can reveal information about the materials, details and trade practices that were in use at the start of the twentieth century.

Technological: *Does the item have technological value for its innovative or important construction methods or use of materials?*

Social Value:

Public esteem: *Is the item held in high public esteem?*

Symbolic, commemorative, traditional, spiritual: *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

The building should be considered in a wider context with past military uses of Mt Cook and with landmarks such as the National War Memorial Carillion, which is a link to Mt Cook's former military past as well as hugely important national symbol.

Identity/Sense of place/Continuity:

*Is the item a focus of community, regional, or national identity?
Does the item contribute to sense of place or continuity?*

The building should be considered in a wider context with other military structures on Mt Cook such as the Carillion which act as a reminder of Mt Cook's former military past. In this way it contributes to the overall sense of place.

Sentiment/Connection: *Is the item a focus of community sentiment and connection?*

Level of cultural heritage significance

Rare: *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

The building is the oldest general administrative military building left in Wellington.

Representative: *Is the item a good example of the class it represents?*

Authentic: *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

The facades on the building have retained a significant amount of original fabric, therefore they have authenticity.

Local/Regional/National/International

Is the item important for any of the above characteristics at a local, regional, national, or international level?

As a former military headquarters, the building is important on both a local and national level.

4.0 Sources

Primary sources

Boyd, N.H. File 205/8 Vol.1. 26 January 1973.

Murray, Russell. Personal communication with Jack Fry, former National Museum conservator July 07 1999.

Nelson, W. Assessment of Registration Proposal for GOC Building for NZHPT Board. 1995.

Secondary sources

Kelly, Michael and Chris Cochran. 'Former General Headquarters Building, Corner Taranaki and Buckle Streets, Wellington: an assessment of heritage values.' 2003.

Murray, Russell. 'Former Army General Officer Building, corner of Buckle and Taranaki Street.' Unpublished report for Wellington City Council. 2005.

New Zealand Historic Places Trust Professional Biographies. 'John Campbell.' Accessed 7 August 2012.

<http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=38>

Wellington City Council. "Former GOC Building." *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. Wellington City Council, 2001. BUCK5.

Newspapers

Press. Volume XLIX, Issue 14815. 5 November 1913. Page 10.

Wellington City Council Records

Hadley and Robinsons Limited. GOC Building Corner of Taranaki and Buckle Streets: Review of proposals to improve performance in earthquake. 2003. File: 1041:04:23

5.0 Appendix

Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory	Y	
2001 Non-Residential heritage Inventory	Y	
WCC Records – building file	Y	
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)		
Research notes from 2001 Non-Residential heritage Inventory		
Plan change?		
Heritage Area Report		
Heritage Area Spreadsheet		
Heritage items folder (electronic)		
HPT website		
HPT files		
Conservation Plan		
Searched Heritage Library (CAB 2)	Y	

Background research



Buckle Street, Wellington, during the 1913 Waterfront Strike. Smith, Sydney Charles, 1888-1972:Photographs of New Zealand. Ref: 1/2-049061-G. Alexander Turnbull Library, Wellington, New Zealand.

The following official report has been supplied to the Minister of Justice regarding the riot in Buckle street last night:—Police Department: Memorandum for the Hon. the Minister of Justice, Wellington: "I have to report for your information that during the past few days crowds have congregated at the intersection of Buckle and Taranaki streets, for the purpose of using insulting language towards members of the permanent staff and police, and special constables who are employed at the Buckle street special constables camp, the result being that Taranaki street has been blocked of ingress or egress to Buckle street, and free use as a thoroughfare through Taranaki street by persons wishing to go up or down the latter street has been prevented. A couple of days ago some person in a crowd that was then there drove a knife into a tyre of a motor-car which was being used by the police while it was passing through the crowd. Residents who had to pass up Taranaki street, and special constables complained of the insults they were being subjected to, as well as the inconvenience of being denied the right free use of the street and footpath.

Press, Volume XLIX, Issue 14815, 5 November 1913, Page 10.

Museum Stand, Basin Reserve

2 Rugby Street

(Note: Sussex Street entrance)



The Museum Stand. Images: *Charles Collins, 2015*

Statement of heritage significance

The Museum Stand is one of the two prominent stands on the ground [at the Basin Reserve]. As the first purpose-built stand, one with a strong association with recreational and sporting development in Wellington and a very long-standing connection with cricket, it has high historic value. It has high social value, providing ongoing amenity value for spectators at the ground, and with the rest of the Reserve, is held in high esteem by Wellingtonians.

The building has high aesthetic significance. It has architectural value for its simple but elegant composition, Stripped Classical detailing and careful use of structure to suit its function. The stand has been little modified over the years and retains a high level of authenticity; its construction and structure is of high technical value.

The Museum Stand is a landmark structure both within and without the Reserve and has a particularly strong presence on Rugby Street and accordingly high townscape value. It has group value in particular with the new stand but also with the other buildings and structures on the grounds, with which it forms part of a wider historical precinct that is of high significance to Wellington and Wellingtonians.

District Plan:	Map 16 / 449
Legal Description:	Lot 1 DP 90475 (CT WN58A/615)
Heritage Area:	WCC none 2012
HPT Listed:	Basin Reserve Historic Area; Basin Reserve Pavilion listed Category II registry number 1339 NZHPT registration "Basin Reserve Pavilion, Basin Reserve, Sussex Street, Wellington"
Archaeological Site:	Pre-1900 human activity on site
Other Names:	District Plan symbol 275; Basin Reserve Pavilion; Also note entrance from Sussex Street 2 Rugby Street (Building B = Museum Stand) Old Museum Stand, Old Grandstand, New Zealand Cricket Museum Note adjacent structure at 2 Rugby Street (Building H = William Wakefield Memorial) NZHPT Cat 1
Key physical dates:	1924 Built 2006 William Wakefield Memorial relocated to original site nearby
Architect / Builder:	A Paterson (Acting City Engineer) WCC City Engineer's Department Builder: Higgins & Arcus
Earthquake Prone Status	Section 124 Notice (Expires 27/01/2022)

Extent: Cityview GIS 2012



1.0 Outline History

1.1 History¹

The Museum Stand is part of the historic and well-loved sporting ground, the Basin Reserve. The swampy land comprised in the Basin Reserve was surveyed in 1840 by New Zealand Company surveyor Captain Mein Smith as a possible site for a sheltered inner mooring for boats, to be accessed via a canal.² The proposal was not advanced, and work was forever shelved by the 1855 earthquake that raised much of the land around Te Aro and made an inner harbour impracticable. The name remains from this proposal.

In 1857 the land was set aside as a recreational reserve and was drained in 1863 using prison labour from nearby Mount Cook Gaol. In 1866 a group of Wellington citizens formed a committee to develop the ground, with the assistance of the Provincial Council Board of Works, so it could be used for cricket matches. The first game was played on 11 January 1868 between the Wellington Volunteers and the men of the HMS *Falcon*. The lease of the reserve for sporting purposes was renewed to a committee of three, who represented the interests of the general public, the Caledonian Games Committee³ and cricketers, in 1870. This purpose was secured in 1873 when the Provincial Council vested the reserve in the Wellington City Council “for such purposes of public utility.”⁴ Thus it remains to this day.

The first grandstand was built by the Caledonian Sports Association in 1868. It was demolished in 1923 to make way for what is now called the Museum Stand, which was by this date in a dilapidated state, provoking adverse comments from cricketers.⁵ The Council called for entries in a competition to design a new pavilion. The successful entrant was an architect by the name of P.H Graham. However, the City Engineer’s Department was not familiar with his work and expressed doubts about the suitability of his design. He was paid the prize money of £100, but was informed that his involvement was at an end. Aggrieved, he pursued the Council in an attempt to obtain a contract to prepare working drawings and to guarantee his supervision of the project. This was the usual outcome of such competitions. He involved the New Zealand Institute of Architects in the matter, but all protests were fruitless. A completely new pavilion was designed by the City Engineer’s Department. Contracting firm Higgins and Arcus Brothers submitted a successful tender, and work started in late 1924, supervised by the City Engineer. The new pavilion, which cost £16, 710, was officially opened by the Mayor Robert Wright.

The stand was used by those prepared to pay a higher ticket price to sit in relative comfort. Patrons entered the grounds from Sussex Street, and walked up a grand, sweeping staircase to reach their seats. Today, the entrance is at the base of the pavilion, and the old side entrances are blocked off. The cricketers’ changing facilities were on the north side of the pavilion. Aside from the sporting ground, the pavilion was the central feature of the reserve, a status that it held until 1981.

¹ Note: This report is based on the WCC Heritage Assessment prepared for DPC 53 by Russell Murray and Kerryn Pollock for WCC In September 2006

² M. Kelly, ‘A History of the Basin Reserve’, HPT file 12023-079. The following information is derived from this source, unless stated otherwise.

³ The Caledonian Sports was a major event in the 1860s and the ground was frequently used for this purpose.

⁴ Another further deed in 1883 from the Crown to the council confirmed this and gave cricket primacy over other sports.

⁵ M. Kelly, ‘Museum Stand – a brief history’, HPT file 12023-079. All information on the Museum Stand is derived from this source.

That year, as part of a major redevelopment of the Basin Reserve, a new stand was constructed to the north of the Museum Stand. Known as the R.A. Vance Stand, it included facilities for the members and players, and the ground, previously rectangular in shape, was re-orientated into an oval shape. The Museum Stand, which had been declining in status and suffering from lack of maintenance for some time, was no longer side on to the action and was further marginalised as a result. The building was re-roofed in the 1990s and the grandstand and WC facilities are now used by the general public.

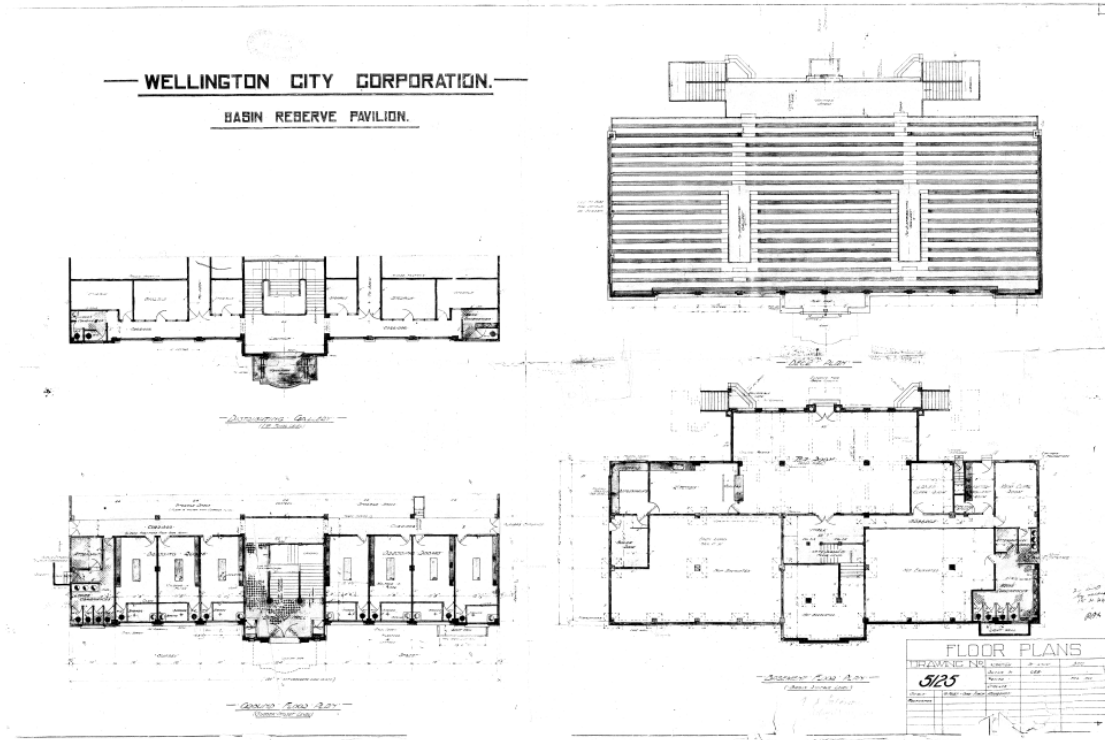
However, the growing interest in New Zealand's cricketing heritage gave it a new purpose. In 1986 the Council approved the establishment of a cricket museum in the main reception room under the stand. Charged an annual rental of \$1,000, it took over residency on 1 December 1986 and has remained in the building ever since. New Zealand Cricket (NZC) took over funding responsibilities in 2003, and unused rooms in the bowels of the stand were turned into exhibition space. The museum is now jointly run by NZC and the Wellington City Museums' Trust, and has a full-time curator.

The Museum Stand has been used by patrons at a vast number of events, even though the Basin Reserve is now largely associated with cricket. Some of the activities that have taken place at the ground since 1924 include hockey, rugby union, rugby league, Australian Rules, cycling, brass band displays, soccer, school sports, athletics, baseball, softball, military tattoos, open air religious services, concerts and fireworks displays, all eagerly watched from the seats of the Museum Stand.

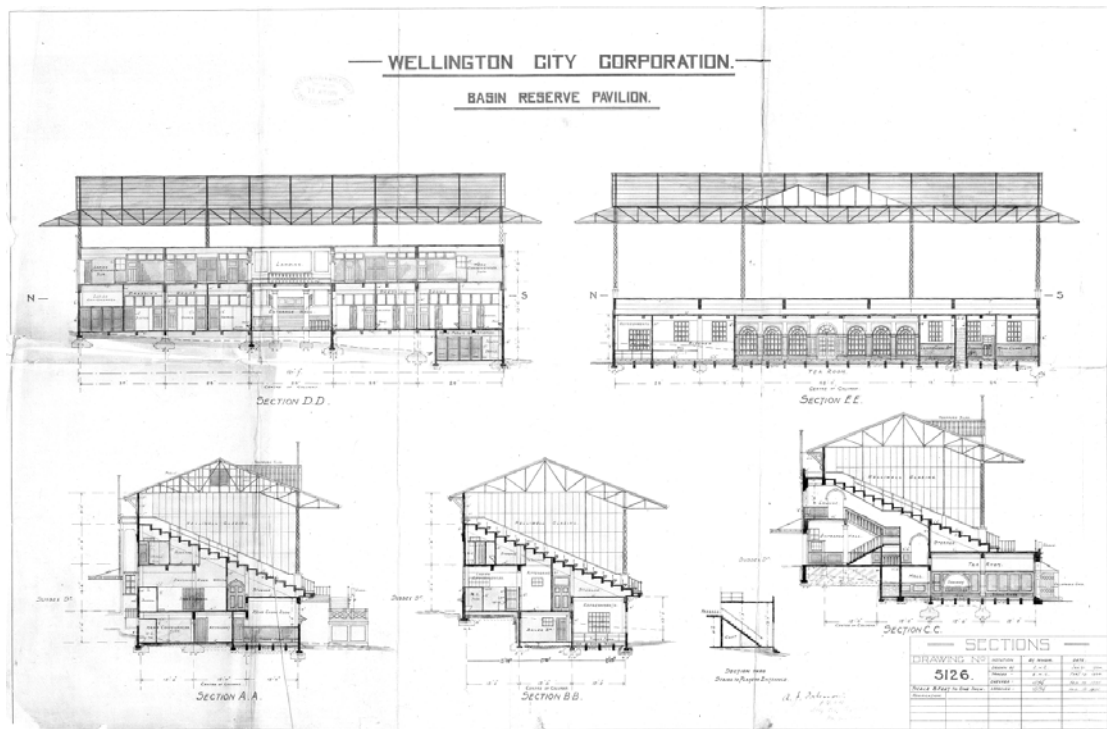
The Basin Reserve as a complete site has significant historic value. Aside from the Museum Stand features include the R.A Vance Stand, groundsmen's shed, playing oval and picket fence, Reid and Dempster gates, former Midland St Patrick's Cricket clubrooms, the main fence, William Wakefield Memorial, toilets, scoreboard, light towers and embankment.



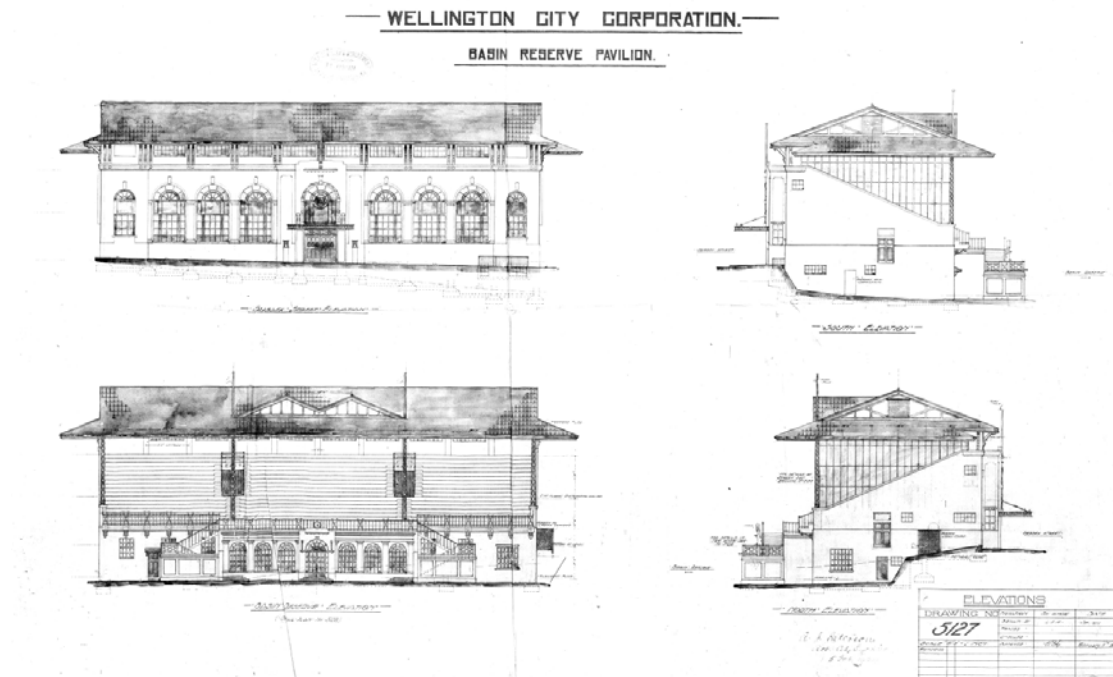
Anzac Day ceremony, Basin Reserve, Wellington, 1930. Evening Post photograph.
Ref: EP-0496-1/2-G



Floor plans (1924). Image: WCC Archives



Sections (1924). Image: WCC Archives



Elevations (1924). Image: WCC Archives

1.2 Timeline of modifications

1924	Constructed
1990s	New roofing installed
2006	William Wakefield Memorial relocated to original site nearby

1.3 Occupation History

- 1924 Cricket Pavilion, changing rooms, ticket booths, grandstand, WCs, refreshment area & Tearooms.
- 1925 'De Luxe Confectionary Co.' listed as purveyors of confectionary
- 1925 Wellington Hockey (noted as occupiers of the pavilion)
- 1986 New Zealand Cricket Museum

1.4 Architect

A Paterson (Acting City Engineer) WCC City Engineer's Department
 Builder: Higgins & Arcus

2.0 Physical description

2.1 Architecture⁶

The Museum Stand is a substantial concrete building, decorated predominantly in the Stripped Classical style popular at the time.

Its form is very much a product of its function of providing shelter and views from the sharply raked seating bleachers, and has resulted in a mainly solid back wall (to Rugby Street), side walls solid below the bleachers and glazed above and an open front, all covered with a vast over-sailing metal roof, its soffit lined with corrugated iron, which soars over the concrete bleachers to land on a concealed beam, which in turn is supported on four riveted lattice-work plate columns spanning down to the plinth of the Stand.

The main decoration is concentrated on the Rugby Street façade and on the plinth inside the grounds. The main entry to the stand was once at the Rugby Street side. This elevation is carefully and symmetrically composed in a neo-Classical fashion. The main feature of the façade is the former entrance, which is brought well forward of the main wall line and is further marked with a large horizontal canopy and a large round-headed window and architrave, complete with a keystone moulding. The main plane of the façade is then symmetrically divided about the entrance into four bays on either side. The end bay on either side is brought slightly forward of the main plane of the wall to offer further modelling of the façade. Each bay in the façade contains a round-headed window at high level, lined with a square window closer to the ground. The first three bays are divided with plain Doric pilasters. In the end bays, the round-headed window is at a lower level. The façade is trimmed below the roof with a simple but heavy cornice, enriched with roundel mouldings in pairs. Above this cornice are the substantial eave brackets, in triplets on either side of the entrance, in pairs elsewhere – these return around both sides of the building and give a great deal of visual interest to the top of the façade and add some striking shadowing to the building.

Above all this the great roof is finished with a large timbered dutch gable at the north and south ends. Below the eave of this roof, the hipped part of the dutch gable roof is cantilevered out at either end to shade the glass. The overall roof form conceals the trusses needed to span across the stand and contains two, presumably modern, commentator's boxes in large dormers near the front edge.

The sides are quite unornamented – under the large eave projection is a plane of glass to the sides of the bleachers, which is in line with the plain surface of the concrete wall supporting the bleachers, which itself is relieved only by small windows and doors necessary to service the space under the Stand.

Coming around to the Basin side of the Stand, the main ornament is at the front of the plinth of the stand, which consists of an arcaded central section of seven arches, flanked on either side by a dog-leg stair giving access to the Stand from the Basin. The central arcade is decorated in similar style to the Rugby Street façade, with the central section, which now contains the Cricket Museum entrance, brought forward of the adjoining walls – this is surmounted with a prominent gabled pediment which features the Edward Dixon memorial clock. The entrance is deeply recessed in this section and is further marked by a prominent horizontal canopy. On either side of the centre, three round-headed windows, run floor to ceiling, are divided by Doric pilasters running up to a heavy cornice line which caps the arcade.

⁶ From the report prepared by Russell Murray and Kerry Pollock for WCC In September 2006

The front rows of bleachers are supported on a cantilevered balcony in front of the main wall line of the stand – heavy moulded plaster Composite corbels offer support to this balcony, which is finished with a moulded cornice, further enriched with projecting blocks trimmed with roundels at regular spacings. The seating is low timber benches, supported on steel legs off the concrete bleachers. Handrails and guardrails are all metal. Windows are steel, exterior doors in timber. Within the plinth, and under the Stand itself, is the Cricket Museum. Much of the original fabric of this service area of the Stand remains in the parts not taken up with the display area of the Museum.

2.2 Materials

Summary of materials

- Concrete foundations, floors & walls
- Steel trussed roof structure
- Corrugated mild steel roof cladding
- Steel &/or timber windows
- Timber bench seating to grandstand
- Internal finishes include lime-wash to concrete, plastered finish to concrete, timber T&G lining, some kauri panelling, fibrous plaster cornices & ceiling to entrance hall.

2.3 Setting

The immediate setting of the Stand, the Basin Reserve itself, is of considerable interest. Features near the Museum Stand include the terraces, the new stand to the north, mature pohutukawa, the concrete and timber perimeter fence, caretaker's residence and the two main gates. The Stand is very much an integral part of this Reserve and contributes as much to the setting as it derives value from it. The Reserve is of great importance in the streetscape of southern Te Aro and, in its evolved role as the largest roundabout in the country, marks the confluence of many important streets in the area.



Museum Stand photographed in November 2011. Image: WCC DSC02704



Museum Stand from Sussex Street. Image: Google Maps

References

- M. Kelly, 'Museum Stand – a brief history', HPT file 12023-079
- NZHPT Registration Proposal Form (1998)
- Report Prepared By Russell Murray & K Pollock For WCC 09/ 2006

Cricket Wellington webpage accessed 10/05/2012

<http://www.cricketwellington.co.nz/content/about/Basin-Reserve-History.aspx>

3.0 Criteria for assessing cultural heritage significance

Cultural heritage values

Aesthetic Value:

Architectural: *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

- The building has aesthetic value for its simple but elegant Stripped Classical detailing and use of structure to suit its function

Townscape: *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

- The building is a 'landmark' structure both within and without the Reserve and has a particularly strong presence on Rugby Street

Group: *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

- The building is an integral part of the Basin Reserve
- The building is a prominent item within the NZHPT Basin Reserve Historic Area
- The stand functions as part of a group of buildings, playing fields, structures and heritage items including the listed William Wakefield Memorial

Historic Value:

Association: *Is the item associated with an important person, group, or organisation?*

- The item has strong association with National / International cricket from 1924 – 1981

Association: *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

- The building has an association with sport and recreation in Wellington
- The building is the first 'purpose-built' stand / grandstand on the site
- The building has a long-standing association with cricket in Wellington

Scientific Value:

Archaeological: *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

- The building has archaeological value for the pre- 1900 human activity on the site

Educational: *Does the item have educational value for what it can demonstrate about aspects of the past?*

- The building (including the interior) retains significant areas of original building fabric – this may be of interest to researchers & historians

Technological: *Does the item have technological value for its innovative or important construction methods or use of materials?*

Social Value:

Public esteem: *Is the item held in high public esteem?*

- The building provided key amenities for players, spectators and visitors to the Basin Reserve grounds from 1924 – 1981.
- The building continues in use as a cricket museum and provides some amenities for spectators (although this is limited by the current concerns over its earthquake prone status).
- The building is held in high esteem by many Wellingtonians⁷

Symbolic, commemorative, traditional, spiritual: *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

- The Basin Reserve has been used for military tattoos, religious and commemorative services

Identity/Sense of place/Continuity:
*Is the item a focus of community, regional, or national identity?
Does the item contribute to sense of place or continuity?*

- The Basin Reserve is recognised nationally as a cricket venue.

Sentiment/Connection: *Is the item a focus of community sentiment and connection?*

- The building is held in high esteem by many Wellingtonians⁸

Level of cultural heritage significance

Rare: *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

- There are relatively few surviving sports stadia of this scale and age that remain in an unmodified state within NZ.

Representative: *Is the item a good example of the class it represents?*

- The building is good example of sports pavilion or 'stand'

Authentic: *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

⁷ Report Prepared By Russell Murray For WCC 09/ 2006

⁸ Report Prepared By Russell Murray For WCC 09/ 2006

- The building is relatively unmodified and retains a high level of authenticity
- The building retains original interior features including ticket booths
- The building contains the Edward Dixon Clock (1904)

Local/Regional/National/International

Is the item important for any of the above characteristics at a local, regional, national, or international level?

- The Basin Reserve is recognised nationally as the 'home' of cricket in Wellington. The building is part of a collection of buildings that comprise the NZHPT listed Basin Reserve Historic Area.

4.0 Appendix

Source	Comments
1995 Heritage Inventory	05/2012
2001 Non-Residential heritage Inventory	not found
WCC Records – building file	05/2012
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)	
Research notes from 2001 Non-Residential heritage Inventory	Not found
Plan change?	
Heritage Area Report	
Heritage Area Spreadsheet	
Heritage items folder (electronic)	
HPT website	05/2012
HPT files	05/2012
Conservation Plan	Russell Murray report 2006
Searched Heritage Library (CAB 2)	

William Wakefield Memorial

Dufferin Street



Summary of heritage significance

- The Wakefield Memorial is of architectural value for its design and form, in particular as a Victorian interpretation of Classical architecture and the Grecian temple form. The structure is simple but well formed and attractive.
- This memorial is one of Wellington's most significant monuments. It is primarily associated with William Wakefield, whose life and achievements it commemorates. William Wakefield (1803-1848) was the first leader of the Wellington settlement in 1840, a key official in the New Zealand Company, and a significant figure in the European colonisation of Wellington and New Zealand.
- The Wakefield Memorial is an unusual type of structure for a memorial, with most others in Wellington being statues or obelisks. Nationally it is a rare structure as prefabricated monuments are unusual in New Zealand, and the cast iron elements add to its significance.

District Plan:	Map 16, reference 11
Legal Description:	Lot 1 DP 90475 (CT WN58A/615), Wellington Land District
Heritage Area:	
HPT Listed:	Category I, reference 1441, Basin Reserve Historic Area
Archaeological Site:	NZAA Central City Archaeological Area R27/270
Other Names:	-
Key physical dates:	Construction: 1850s, Relocated: 1882, 1917, 2006
Architect / Builder:	-
Former uses:	Memorial
Current uses:	Memorial
Earthquake Prone Status:	Unknown at time of writing

Extent: Cityview GIS 2013



1.0 Outline History

1.1 History¹

The Wakefield Memorial commemorates Colonel William Wakefield (1803-1848), the first leader of the Wellington settlement in 1840, a key official in the New Zealand Company, and a significant figure in the European colonisation of Wellington and New Zealand. The memorial was erected in 1882 but had been planned immediately following the death of Wakefield in 1848.

Wakefield arrived in New Zealand in 1839 and was responsible for negotiating land purchases from Maori on behalf of the Company, and assisted in laying out the new settlement of Wellington. Upon his death in 1848 there was a great amount of feeling amongst the Wellington community, and local shops closed for the day to commemorate his passing. Shortly after this, a meeting was held at the Aurora Tavern, where mourners decided to erect a monument to his memory, and a committee composed of some of Wellington's most influential men was set up to raise the funds.

In December 1849 the committee decided that the memorial should be a permanent object of public utility and suggested that a clock tower would be the best option. This idea was discarded and it was not until 1862 that a memorial was ordered.

There is little known about the memorial; the designer, constructor, and most of those involved in its organisation are unknown. There seems to be some consensus that it was purchased from England, and arrived in New Zealand in 1863, but sat in George Hunter's yard (Bethune and Hunter's) until 1866, and thereafter was in Council storage. The memorial is a good example of Victorian Classical architecture, which employs pre-fabricated materials, predominantly concrete and cast iron. The structure is well proportioned, and has a Greek Temple like formation, which is unusual for Wellington. The style of the memorial is rather uncommon, with obelisks and statues being the far more common choices to commemorate individuals.

In March 1882, Councillor Thomas McKenzie suggested that the memorial be moved to a new, permanent, space. The Wellington City Corporation requested a report from the City Surveyor on the possibilities of a suitable site for the memorial, and in the interim it was placed on display in the Wellington City Corporation's yard. The Public Works Committee decided that the monument should be placed in the Basin Reserve, and in 1882 it was placed on a small mound on the eastern side of the sporting ground. Four years later Thomas McKenzie gathered public subscriptions for a drinking fountain to be installed in the memorial. This was built by ironmonger Mr Dawson.

There were no major changes made to the memorial until 1917 when it was relocated to outside the grounds on Dufferin Street as part of wider renovations of the grounds. Further renovations to the grounds in 1981 meant that the memorial is no longer visible from inside the grounds.

¹ Michael Kelly. 'Wakefield Memorial: An Assessment of Significance.' Unpublished report commissioned by Wellington City Council, June 2003; and James Taylor, History Works, and Karryn Pollock, 'Wakefield Memorial', (Historic Places Trust, unpublished registration report. 23 April 2007), accessed 26 November 2013.

<http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=1441>

After its removal to outside the grounds, it appears that the memorial was left to deteriorate, with reports in the newspapers showing that, while repairs were occasionally made, the memorial had fallen into disrepair. By 1948 the memorial had suffered further deterioration, and a report to the Director of Parks and Recreation stated that it was 'in a neglected condition' and had a 'drab appearance'; the columns were rusting and the dome was in disrepair. By the mid 1960s, the dominion reported that the base was crumbling and had been badly vandalised. In 1969 the City Architect, C.M. Muir, reported to the Town Clerk that the damage that had occurred to the memorial and a restoration was proposed, including the installation of a plaque donated by the Founder's Society. At the behest of the Historic Places Trust and City Councillor R.G. Button, the restoration finally went ahead. Sandblasting and repainting was finished in 1974 and the Founder's Society plaque was attached. The water fountain, which was no longer working, was not repaired and was later removed.

Little more happened until 2005 when it was again found that the memorial was falling into disrepair. The Founder's Society Plaque had been removed, and the fountain was still missing. The concrete base had a number of cracks in it, and there was a significant piece missing from the fence side. The chequered plates had worn away, the paint on the Doric Columns was chipped and showing rust, the entablature was also rusting and chipped, and some of the decorative elements were missing. Both the interior and exterior of the dome were cracked and a portion of the dome interior was missing. Following this inspection, the Wellington City Council carried out a restoration to remedy these defects and structural issues. Some loss of heritage fabric ensued; however, the majority was retained.

This memorial is a rare example of a memorial erected pre 1900 in New Zealand to commemorate the early settlers and settlement of New Zealand. This is the oldest known memorial to a European settler in Wellington and is also one of the oldest in the country. It is directly associated with William Wakefield and developed out of a sense of public esteem for him. It provides a direct link to New Zealand's colonisation and provides an opportunity to learn about New Zealand's past. It is an important element of the Basin Reserve and is the oldest surviving structure in the complex.

1.2 Timeline of modifications (original plans cannot be accessed)

c.1850	Original construction
1882	Relocation
1917	Relocation
1947	Restoration
2005	Restoration

1.3 Ownership history

Wellington City Council

1.4 Occupation history

Not Assessed

1.5 Architect

Unknown

2.0 Physical description

2.1 Architecture

The Wakefield memorial is an unusual structure. It reflects the Victorian interest in Classical architecture, in particular Grecian style temples, and is a good example of this style. The structure is simple but perfectly formed and aesthetically attractive. The style of the memorial is rather uncommon, with obelisks and statues being the far more common choices to commemorate individuals.

2.2 Materials

- Concrete
- Cast iron

2.3 Setting

The Wakefield Memorial is a distinctive structure and has great recognition since the installation of new traffic lights below the Mt Victoria Tunnel. It is an important element of the Basin Reserve and is the oldest surviving structure in the complex. The memorial is a local landmark.

3.0 Sources

Kelly, Michael. '*Wakefield Memorial: An Assessment of Significance.*' Unpublished report commissioned by Wellington City Council. June 2003

Taylor, James, History Works, and Karryn Pollock. '*Wakefield Memorial.*' Historic Places Trust, unpublished registration report. 23 April 2007. Accessed 26 November 2013,

<http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=1441>

4.0 Criteria for assessing cultural heritage significance

Cultural heritage values

Aesthetic Value:

Architectural: *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

The Wakefield Memorial is of architectural value for its design and form, in particular as a Victorian interpretation of Classical architecture and the Grecian temple form. The structure is simple but well formed and attractive.

Townscape: *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

The Wakefield Memorial is a distinctive structure and has great recognition since the installation of new traffic lights below the Mt Victoria Tunnel. It is an important element of the Basin Reserve and has become a local landmark.

Group: *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

Historic Value:

Association: *Is the item associated with an important person, group, or organisation?*

This memorial is one of Wellington's most significant monuments. It is primarily associated with William Wakefield, whose life and achievements it commemorates. William Wakefield (1803-1848) was the first leader of the Wellington settlement in 1840, a key official in the New Zealand Company, and a significant figure in the European colonisation of Wellington and New Zealand.

Association: *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

The memorial was erected in 1882 but had been planned immediately following the death of Wakefield in 1848 and represents possibly the earliest example of memorialising in post-colonial Wellington.

Scientific Value:

Archaeological: *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

The Wakefield Memorial is included in the NZAA Central City Archaeological Area R27/270.

Educational: *Does the item have educational value for what it can demonstrate about aspects of the past?*

The Wakefield memorial has educational value because it provides a direct link to New Zealand's colonisation and provides an opportunity to learn about New Zealand's past.

Technological: *Does the item have technological value for its innovative or important construction methods or use of materials?*

The memorial has technical value for its prefabricated structure and the predominant use of cast iron. The technology used is representative of its time and reveals the excellent craftsmanship and skills held by the Victorians in the use of cast iron.

Social Value:

Public esteem: *Is the item held in high public esteem?*

The memorial is an element of the basin reserve but it is in a location where it cannot be seen to its best advantage. It is held in high public esteem due to its association with early Wellington, but there is a lack of interpretation of the memorial and its history.

Symbolic, commemorative, traditional, spiritual: *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

The memorial has high commemorative value due to its association with William Wakefield, early Wellington history, and the founding of the city.

Identity/Sense of place/Continuity:

*Is the item a focus of community, regional, or national identity?
Does the item contribute to sense of place or continuity?*

The Wakefield Memorial contributes significantly to the sense of place and continuity in Wellington through its long standing association with the basin reserve. It is a distinctive structure that has become a local landmark.

Sentiment/Connection: *Is the item a focus of community sentiment and connection?*

Level of cultural heritage significance

Rare: *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

The Wakefield Memorial is an unusual type of structure for a memorial, with most others in Wellington being statues or obelisks. Nationally it is a rare structure as prefabricated monuments are unusual in New Zealand, and the cast iron elements add to its significance.

Representative: *Is the item a good example of the class it represents?*

This memorial is an excellent example of Victorian Classical architecture. It is an unusual type for a memorial, but a good representative of Grecian-style temples.

Authentic: *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

The memorial has been relocated several times, and has had several rounds of restoration. Despite this it is in reasonably authentic condition, with changes being practical and necessary.

Local/Regional/National/International

Is the item important for any of the above characteristics at a local, regional, national, or international level?

The Wakefield Memorial is of national significance for a number of reasons. This memorial is a rare example of a memorial erected pre 1900 in New Zealand to commemorate the early settlers and settlement of New Zealand. This is the oldest known memorial to a European settler in Wellington and is also one of the oldest in the country. It is directly associated with William Wakefield and developed out of a sense of public esteem for him. It provides a direct link to New Zealand's colonisation and provides an opportunity to learn about New Zealand's past. It is an important element of the Basin Reserve and is the oldest surviving structure in the complex.

5.0 Appendix

Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory		
2001 Non-Residential heritage Inventory		
WCC Records – building file		
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)		
Research notes from 2001 Non-Residential heritage Inventory		
Plan change?		
Heritage Area Report		
Heritage Area Spreadsheet		
Heritage items folder (electronic)		
HPT website		
HPT files		
Conservation Plan		
Searched Heritage Library (CAB 2)		

Background research

Insert any relevant background information into this section. This may include:

- *Additional plans, such as those for alterations*
- *Chunks of text from other sources such as Cyclopedia of NZ, Papers Past*
- *Additional images*

Home of Compassion Crèche (Former)

18 Buckle Street



Image: *New Zealand Historic Places Trust*



Image: *Charles Collins, 2015*

Summary of heritage significance

- Built in 1914 this building has architectural value for the adept use of ecclesiastical Gothic ornamentation on a domestic-scale building.
- The building has historical value as it is the oldest remaining purpose-built crèche in New Zealand and was the first crèche dedicated to assisting working class mothers.
- The building is associated with Mother Susanne Aubert and the Catholic religious order she founded, the Sisters of Compassion. It is also the only building occupied by St Patrick's College in its original location that still stands.
- The building has retained a significant amount of its original exterior and interior fabric and has authenticity.

District Plan:	Map 16 reference 42
Legal Description:	Pt Sec 263 Town of Wellington Pt Lot 1 DP 4469
Heritage Area:	No
HPT Listed:	Category I
Archaeological Site:	Central City NZAA R27/270 Māori site of significance
Other Names:	Unknown
Key physical dates:	1914
Architect / Builder:	John Swan
Former uses:	<ul style="list-style-type: none"> • Crèche • Library
Current uses:	<ul style="list-style-type: none"> • Offices
Earthquake Prone Status:	SR 171256 – expires 16/12/2026 (124 Served)

Extent: Cityview 2012



1.0 Outline History

1.1 History

Built in 1914, at a time when New Zealand society still expected women to remain at home, the Home of Compassion Crèche was a pioneering institution in that it helped set the standards for later crèches which allowed New Zealand women to enter the workforce.¹ The crèche was commissioned by Mother Mary Aubert (1835-1926), the founder of the Daughters of Our Lady of Compassion (later re-christened the Sisters of Compassion), New Zealand's first indigenous religious order.

Mother Aubert, with three of her sisters, came to Wellington in 1899. Inspired by St Joseph's protection of his poor family, Mother Aubert worked to look after the poor and destitute of Wellington at a time when there was no social welfare and poverty was widespread in the slums of Te Aro. At the request of Wellington's Catholic community she opened the St Joseph's Relief Centre in Buckle Street. A soup kitchen, the first in New Zealand, was established there, along with a day nursery for the children of poor working mothers who were often unmarried or from broken marriages. Nearby, on the corner of Buckle and Tory Streets was St Joseph's Church, while St Patrick's College (1885) was immediately to the north.

By 1913, the original crèche buildings were in poor condition. Mother Aubert was away in Europe seeking Papal recognition and financial independence from the local diocese. In her absence, plans were commissioned for a new building.² Designed by John Swan, the new crèche was opened in 1914. Because Aubert had connections with Truby King, the founder of Plunket, the crèche was the first organisation in Wellington to use his standards of childcare.³ The Plunket Society aimed to raise awareness of the importance that domestic health and maternal wellbeing played in a child's life.⁴

The Sisters were later forced to move their order to a new location on Sussex Street as a result of the State Highway One developments. For a while the crèche was used as a library for St Patrick's College until it moved to Evans Bay in 1979. Following the demolition of St Patrick's, the building has had mixed fortunes: it was untenanted for a number of years; it became an art studio in 1983, and later a car-parts shop.⁵ It is currently being used as offices.

¹ New Zealand Historic Places Trust, 'Home of Compassion Crèche (Former),' accessed 25 September 2012, <http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=3599>.

² Ibid.

³ Ibid.

⁴ Barbara Brookes, 'King, Frederic Truby – Biography,' from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10, accessed 19 October 2012, <http://www.TeAra.govt.nz/en/biographies/2k8/1>.

⁵ New Zealand Historic Places Trust, *C & D Listed Buildings*, (1993).



Home of Compassion Crèche (third building from the right, next to the empty section, 1929).
Negatives of the Evening Post newspaper. Ref: EP-0654-1/2-G. Alexander Turnbull Library,
Wellington, New Zealand.

1.2 Timeline of modifications

1914 Crèche (00053:178:9840)

1.3 Occupation history

1914	Sisters of Compassion
1974 (?)	St Patrick's College library
1983	Art Studio
2012	Offices

1.4 Architect

Swan, Lawrence, Swan was an architectural firm formed by John Sydney Swan (1874-1936), his brother Francis Swan (1885-1956) and Charles Lawrence. John had originally trained under Frederick de Jersey Clere and from 1901-1905 he partnered with Clere. From 1906-1916 he practiced on his own, designing Erskine College in Island Bay (1906) and St Gerard's Church (1908-1910).

In 1915 he was joined by Francis and their practice was known as Swan and Swan. They were soon joined by Charles Lawrence who had previously worked with Francis Penty. Swan, Lawrence, Swan was responsible for buildings such as the Home of Compassion Crèche on Buckle Street (1916). Firth House at Wellington College (1924) and the main building at Wellington East Girls (1925). When Charles Lawrence died in 1933 John left to establish Swan and Lavelle with Jim Lavelle. Francis continued Swan and Lawrence but then later went to work on his own.⁶

⁶ Biography taken from: Wellington City Council, 'Wellington Architects,' *Wellington Heritage Building Inventory 2001: Non-Residential Buildings* (Wellington City Council, 2001), Appendix III.

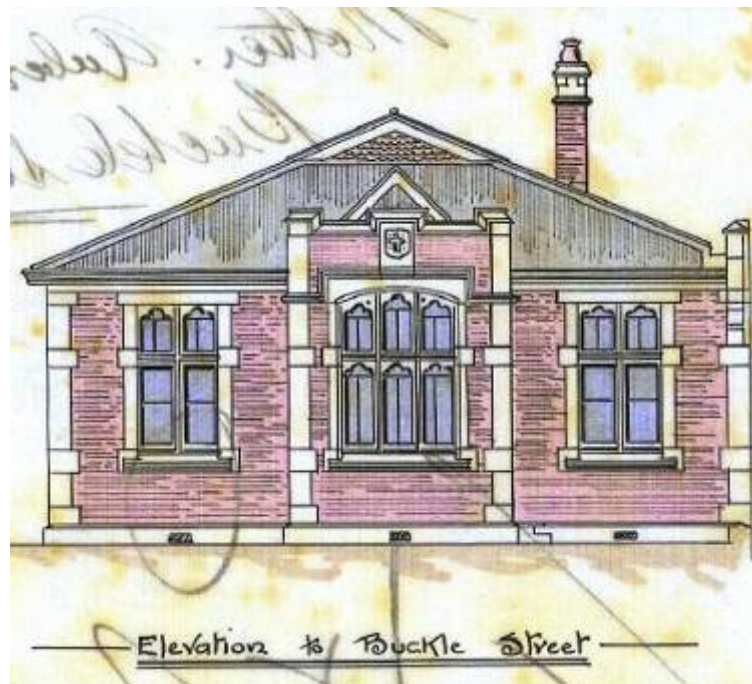
2.0 Physical description

2.1 Architecture

The Home of Compassion Crèche is a purpose-built crèche in an inner-city context. When looking at it today it appears unusual in that it is highly ornamented for a domestic scale building. It has to be remembered, however, that when it was built it was in the vicinity of the original St Patrick's College which was a strong example of ecclesiastic Gothic architecture. The Home of Compassion reflects the architecture of St Patrick's through its own ecclesiastical Gothic style which is evident in the crenulated parapet and the triple arched windows representing the Holy Trinity.

The two side elevations have heavy walls of reinforced concrete with a shallow parapet and concealed guttering behind. One end features a heavy bracket which hides the eaves of the front façade. The windows are double hung with small fan lights above. They feature heavy, flat headed arches in cement render. At both ends of the building the roof is a gabled hip, clad in corrugated iron.

The plan was simple. A central passageway had a large playroom and sleeping room on one side, and two smaller amenity rooms, as well as a pantry, bathroom, and WC, on the other. The rear main window is a three-sided bay window with an enclosed verandah on one side.⁷



'22 Buckle Street, Crèche,' 24 April 1914, 00053:178:9840, Wellington City Archives.

2.2 Materials

- Concrete
- Masonry

⁷ Permit: '22 Buckle Street, Crèche,' 24 April 1914, 00053:178:9840, Wellington City Archives.

2.3 Setting

The former crèche is located on the northern side of Buckle Street, opposite the north-western corner of the Basin Reserve. To the west it is bordered by an empty allotment, while to the east it is bordered by a small park. Since it is the only building left on the block between Taranaki Street and Cambridge Terrace its distinctive form provides visual interest to Buckle Street in the vicinity of the Sussex Street intersection.

3.0 Criteria for assessing cultural heritage significance

Cultural heritage values

Aesthetic Value:

Architectural: Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?

The building has architectural value for the adept use of ecclesiastical Gothic ornamentation on a domestic-scale building.

Townscape: Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?

The only building left on the north side of the Buckle Street block between Taranaki Street and Cambridge Terrace, the former Home of Compassion crèche's Gothic ornamentation provides significant townscape value to the area surrounding the Sussex Street intersection.

Group: Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?

Historic Value:

Association: Is the item associated with an important person, group, or organisation?

The building is associated with Mother Susanne Aubert, one of the most significant figures in the history of Catholicism in New Zealand, the religious order of the Sisters of Compassion that Mother Aubert founded, and the Catholic Church. It is the last surviving building occupied by St Patrick's College, New Zealand's oldest Catholic secondary school, on its original site.

Association: Is the item associated with an important historic event, theme, pattern, phase, or activity?

The building has historical value for a number of reasons. It is the oldest remaining crèche building in New Zealand and was built at a time when attitudes towards the role of women in New Zealand society were starting to change. The building is also associated with the charity work undertaken by the Sisters of Compassion in Wellington, and stands as a reminder of the former Catholic institutions which once stood in the vicinity, including the former St Patrick's College.

Scientific Value:

Archaeological: Does the item have archaeological value for its ability to provide scientific information about past human activity?

Since Mount Cook was the site of Pukeahu pa the area will contain pre-1900 human activity. The building is also located in the Central City archaeological site reference NZAA R27/270.

Educational: Does the item have educational value for what it can demonstrate about aspects of the past?

Technological: *Does the item have technological value for its innovative or important construction methods or use of materials?*

Social Value:

Public esteem: *Is the item held in high public esteem?*

Symbolic, commemorative, traditional, spiritual: *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

The building has spiritual value as it was founded by the Sisters of Compassion on Catholic principles that were inspired by St Joseph.

Identity/Sense of place/Continuity:

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

The building is a reminder of the focus of Catholic activity in this part of Te Aro, which included the institutions run by the Sisters of Compassion, St Patrick's College and St Joseph's Church.

Sentiment/Connection: *Is the item a focus of community sentiment and connection?*

The crèche has sentimental value to the sisters and supporters of the Home of Compassion and those who attended it as children.

Level of cultural heritage significance

Rare: *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

Representative: *Is the item a good example of the class it represents?*

Authentic: *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

The building has retained a significant amount of its exterior and interior fabric, therefore it has authenticity.

Local/Regional/National/International

Is the item important for any of the above characteristics at a local, regional, national, or international level?

The building has national importance as it was New Zealand's first crèche dedicated to assisting working mothers.

4.0 References

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New Zealand Historic Places Trust. *C & D Listed Buildings*. 1993.

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<http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=3599>.

New Zealand Historic Places Trust. Professional Biographies. 'John Sydney Swan.'

Accessed 16 August 2012.
<http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=209>.

Wellington City Council. 'Wellington Architects.' *Wellington Heritage Building Inventory 2001: Non-Residential Buildings*. Wellington City Council, 2001.
Appendix III.

Newspapers

Evening Post. Volume LXXXVI, Issue 147. 18 December 1913. Page 6.

Wellington City Archives

'22 Buckle Street, Crèche.' 24 April 1914. 00053:178:9840.

3.0 Appendix

Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory		
2001 Non-Residential heritage Inventory	Y	
WCC Records – building file	Y	
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)		
Research notes from 2001 Non-Residential heritage Inventory		
Plan change?		
Heritage Area Report		
Heritage Area Spreadsheet		
Heritage items folder (electronic)		
HPT website	Y	
HPT files		
Conservation Plan	Y	
Searched Heritage Library (CAB 2)		

Background research



Crèche, 1958. Aerial view of Wellington. Whites Aviation Ltd: Photographs. Ref: WA-47346-G. Alexander Turnbull Library, Wellington, New Zealand.

Admirers of the great work which the Rev. Mother Aubert and her band of sisters are doing in this Dominion, particularly in this city, will have an opportunity of assisting in the work in a practical way by purchasing tickets for the concert which takes place to-morrow evening at the Town Hall. Mr. D. A. Kenny, in whose hands the arrangement of the programme was left, has been successful in securing the services of the following ladies and gentlemen: Misses A. and R. Segrief, Eileen Driscoll, Betty Purdom, Cara Denhard, and Ruby Scott, Messrs. Bernard F. Page (city organist), Hamilton Hodges, J. F. Carr, Charles Hickmott, Norman Aitken, Frank Johnstone, A. W. Newton, and J. Culford Bell. Never in the history of the city institutions controlled by Mother Aubert has financial assistance been more needed than at the present time. There are some eighty infants in the Home of Compassion, Island Bay, all ranging in ages from the infant of a few hours' existence to the child of five or six years, whilst the Home for Incurables contains some 40 or 50 of poor, aged, and incurable beings, all tenderly tended by these devoted ladies. Other forms of activity are displayed by these ladies, such, for instance, as the Creche, Buckle-street, a sort of repository for the children of mothers who are forced by circumstances to earn their own living. These mothers leave their children on their way to their employment, calling for them on their return. During the interval they are well cared for by the sisters. Then there is the distribution of food and clothes to the needy poor of the city, and many other similar works. The homes are for all classes, irrespective of creed or nationality, and can at any time be inspected by the public, who can see for themselves the great work accomplished, and which is being hampered for lack of funds.

Evening Post, Volume LXXXVI, Issue 147, 18 December 1913, Page 6.

appendix c. hnzpt listings (nearby heritage)



National War Memorial

Pukeahu National War Memorial Park, 19 Buckle Street, Wellington



National War Memorial, Wellington. Image courtesy of commons.wikimedia.org.
Copyright: Kristina D.C. Hoepfner - Wikimedia Commons. Taken By: Kristina D.C. Hoepfner . Date: 4/07/2010.

List Entry Information

List Entry Status

Listed

List Entry Type

Historic Place Category 1

Public Access

Able to Visit

List Number

1410

Date Entered

28th June 1990

Date of Effect

28th June 1990



Google

Location

Extent of List Entry

Extent includes the land described as Pt Sec 1266 Town of Wellington (RT WN49D/144), Wellington Land District, and the structures associated with the National War Memorial including: the National War Memorial Carillon, the Hall of Memories, the Tomb of the Unknown Warrior, the grand staircase descending in stages down the hill to the north that includes the lion's head fountain, and the immediate landscape surrounding these built elements.

City/District Council

Wellington City

Region

Wellington Region

Legal description

Pt Sec 1266 Town of Wellington (RT WN49D/144), Wellington Land District

Summary

Consisting of a Carillon constructed in 1932, a Hall of Memories completed 32 years later, and a Tomb of the Unknown Warrior dedicated in 2004, set amongst striking landscaping, the National War Memorial is a solemn tribute to, and a commemoration of, the contribution of all those New Zealanders who have served and died in overseas wars. The National War Memorial has considerable cultural, symbolic and spiritual significance as New Zealand's key war memorial monument; it is a national acknowledgement of the sacrifices made by New Zealand citizens and is held in high esteem by the public. The Carillon, now the third largest in the world, has technological significance and is a prominent landmark in Wellington. The Hall of Memories has architectural and aesthetic significance as the combined work of renowned architects, sculptors and designers from both New Zealand and England, and serves as the memorial chapel. The National War Memorial remains a living symbol of remembrance.

In 1919, after the end of the First World War, the New Zealand Government unanimously approved the expenditure of £100,000 to construct from permanent materials, a highly visible National Memorial that would embody the objects and sacrifices of war. After considerable debate, the prominent Mount Cook site in Wellington was selected in 1928. Long associated with war, the site was used as a pā by Te Ātiawa, and for military purposes by the Government from 1847.

Debate over the form that the memorial was to take was partially resolved in 1927 by the Wellington War Memorial Carillon Society, who gifted 49 bronze bells to the Government. Originally intended to form part of the Wellington war memorial, the bells were paid for by the public and inscribed with the names of the donors and the city's war dead. Shortly afterwards the Government concluded that the National War Memorial should consist of two structures; a carillon, in which the bronze bells would be housed, and a 'hall of memories'. A new national museum and art gallery was to be constructed at the rear of the memorial.

The well-known Auckland based firm Gummer and Ford won a national competition to design the museum and two memorial structures in 1929. The Carillon was the first of the three to be erected. It was completed by Christchurch building firm P. Graham & Sons at the cost of £18,687. The Carillon was constructed from reinforced concrete and faced with Putaruru stone. Art Deco in style, the Carillon featured wrought iron grilles and delicate, copper louvres, which allowed the music of the bells to flow freely from the tower and provide an aural acknowledgement of the fallen. The approach to the tower featured a grand, paved staircase embellished by a brass lion-head fountain that was designed by sculptor Richard Oliver Gross (1882-1964). At 51 metres high (166 feet), the tower was designed to be a landmark in Wellington, and a prominent visual tribute. The opening ceremony was held on Anzac Day in 1932 by the then Governor General Lord Bledisloe (1867-1958).

The Museum and Art Gallery building (Category 1), completed in 1936, was the second of the structures to be constructed. Although

not a part of the National War Memorial, the building was designed to serve as an impressive and appropriate background for the Carillon and Hall of Memories. The construction of the Hall of Memories, the final stage in the original project, was delayed by the commencement of the Second World War. After the war, in 1949, Gummer and Ford designed elaborate plans for the completion of the memorial. When a change of government led to calls for a 'simple but dignified' memorial that avoided 'unnecessary and expensive embellishments', the plans were scaled down and construction was delayed until 1960.

Erected by P. Graham & Sons at the cost of £113,800, the Hall of Memories was a rectangular structure approximately 20 metres long and 12 metres wide. Its plain, concrete exterior was concealed behind the Carillon, whose entrance doubled as the entrance to the Hall. The interior of the Hall was paved in marble. Along each side, recesses in the walls commemorated each of the separate arms of the New Zealand Defence Force. Above them, curved stained glass windows reflected the gentle curve of the ceiling and allowed coloured light into the interior. At the far end of the Hall a large bronze sculpture of a mother and two children served as a focal point. Designed by Lyndon Smith, the sculpture symbolised the reasons for and the sacrifices made during war. Throughout the Hall were reflective verses that honoured those who served in the wars, and symbolic reminders of New Zealand's links to the Commonwealth. It was officially opened in 1964.

The focus of Anzac Day commemorations since its completion, the Hall of Memories was refurbished and seismically strengthened in 2014-15. The Carillon has also been restored and expanded. Rededicated in 1986 and played regularly, the full commission of 74 bells was in place by 1997 and has a range of 6 octaves. In 2004, to mark the 85th anniversary of the end of the First World War, a Tomb of the Unknown Warrior was installed before the Hall's entrance to represent those New Zealanders who lie in unmarked graves overseas. Other changes around the Memorial include the closure of the National Museum & Art Gallery in 1996, and the trenching of the road in front of the Memorial in 2014. That was part of the major development of the Pukeahu National War Memorial Park, opened in April 2015, which realised the original concept of a ceremonial plaza for the National War Memorial, and increased the mana of the place as the national focus of commemoration.

Assessment criteria

Historical Significance or Value

Designed as a sister carillon to the Peace Tower Carillon at Parliament Buildings, Ottawa, Canada, the National War Memorial of New Zealand,

consisting of the Carillon (1931-32) and Hall of Memories (1960-64), commemorates the 28614 New Zealanders who served and fell in the Boer War, World War I, World War II, and in the wars in Korea, Malaysia and Vietnam. It is one of New Zealand's principal war memorials.

ARCHITECTURAL QUALITY:

Designed at the height of popularity of Art Deco architecture, the Carillon is an outstanding example of this genre and of William Gummer's work. Although not a style he used often, Art Deco in this instance was admirably suited to the function required. The soaring, tapered tower with abstract grille houses one of the world's largest carillons, the only one in New Zealand.

As a design this building has stood the test of time well and in its restored state and commanding position it is one of Wellington's outstanding buildings.

TOWNSCAPE/LANDMARK VALUE

Sited at the terminal of the low spur of Mount Cook, the National War Memorial and Carillon is one of Wellington's most prominent landmarks. With the National Museum and Art Gallery building (1933-36) as a grand backdrop, the campanile is prominent from many parts of the city as well as from the surrounding hillsides of Mount Victoria, Brooklyn and Kelburn.

Links

Associated List Entries

[General Headquarters Building \(Former\)](#)

[Home of Compassion Creche \(Former\)](#)

[Mount Cook Police Station \(Former\)](#)
[National Art Gallery and Dominion Museum \(Former\)](#)
[Tasman Street Wall](#)

Current use

[Commemoration - Memorial - World War One](#)
[Commemoration - Memorial - World War Two](#)
[Commemoration - Memorial - South African War](#)
[Commemoration - Memorial - Post World War Two](#)
[Commemoration - Monuments, memorial, site of particular event - other](#)
[Civic Facilities - Statue/public art](#)
[Civic Facilities - Tree/tree groups](#)
[Civic Facilities - Civic facilities - other](#)
[Cultural Landscape - Historic Landscape](#)
[Cultural Landscape - Cultural Landscape - other](#)
[Religion - Chapel](#)

Themes

[Modern Movement](#)
[War Memorial](#)

Construction Professionals

Fletcher Construction Company

Fletcher Construction Company was founded by Scottish-born James Fletcher (1886 - 1974), the son of a builder. Six months after his arrival in Dunedin in 1908, Fletcher formed a house-building partnership with Bert Morris. They soon moved into larger-scale construction work, building the St Kilda Town Hall (1911), and the main dormitory block and Ross Chapel at Knox College (1912). Fletcher's brothers, William, Andrew and John joined the business in 1911, which then became known as Fletcher Brothers. A branch was opened in Invercargill.

While holidaying in Auckland in 1916, James tendered for the construction of the the Auckland City Markets. By 1919 the company, then known as Fletcher Construction, was firmly established in Auckland and Wellington. Notable landmarks constructed by the company during the Depression included the Auckland University College Arts Building (completed 1926); Landmark House (the former Auckland Electric Power Board Building, 1927); Auckland Civic Theatre (1929); the Chateau Tongariro (1929); and the Dominion Museum, Wellington (1934).

Prior to the election of the first Labour Government, Fletcher (a Reform supporter) had advised the Labour Party on housing policy as he believed in large-scale planning and in the inter-dependence of government and business. However, he declined an approach by Prime Minister Michael Joseph Savage in December 1935 to sell the company to the government, when the latter wanted to ensure the large-scale production of rental state housing. Although Fletchers ultimately went on to build many of New Zealand's state houses, for several years Residential Construction Ltd (the subsidiary established to undertake their construction) sustained heavy financial losses.

Fletcher Construction became a public company, Fletcher Holdings, in 1940. Already Fletchers' interests were wide ranging: brickyards, engineering shops, joinery factories, marble quarries, structural steel plants and other enterprises had been added the original construction firm. Further expansion could only be undertaken with outside capital.

During the Second World War James Fletcher, having retired as chairman of Fletcher Holdings, was seconded to the newly created position of Commissioner of State Construction which he held during 1942 and 1943. Directly responsible to Prime Minister Peter Fraser, Fletcher had almost complete control over the deployment of workers and resources. He also became the Commissioner of the Ministry of Works, set up in 1943, a position he held until December 1945.

In 1981 Fletcher Holdings; Tasman Pulp and Paper; and Challenge Corporation amalgamated to form Fletcher Challenge Ltd, at that time New Zealand's largest company.

Williamson Construction Company - main contract

Gross, Richard Oliver

Gross was born in England and immigrated to New Zealand in 1914 having been trained in sculpture at the London Camberwell School

of Art under Albert Toft. Toft was a regular exhibitor at the Royal Academy of Arts from 1885.

Gross' works include the Auckland Domain gates' statues, Wellington Citizen's Peace Memorial, the Savage Memorial at Orakei, the carved lion head fountain on the Carillon at Wellington and the stone lion in the Auckland Domain Wintergardens. At one time Gross was the only New Zealand sculptor casting in bronze at his own foundry.

Gross was president of the Auckland Society of Arts for ten years, chairman of the McKelvie Trust Board and chairman of the Associated Art Societies of New Zealand.

Gummer & Ford

The architectural partnership of Gummer and Ford was established in 1923, and became one of national importance.

William Henry Gummer (1884-1966) was articled to W.A. Holman, an Auckland architect, and was elected as an Associate of the Royal Institute of British Architects in 1910. In the period 1908-1913 he travelled in the United Kingdom, Europe and the United States. During this time he worked for Sir Edwin Lutyens, leading English architect of the time, and for Daniel Burnham in Chicago. Burnham was a major American architect and one of the founders of the influential Chicago School of Architecture. Gummer joined the firm of Hoggard and Prouse of Auckland and Wellington in 1913. In 1914 he was elected a Fellow of the New Zealand Institute of Architects, was president of the Institute from 1933-34 and was later elected a life member.

Charles Reginald Ford (1880- 1972) was born in England and served in the Royal Navy. He was later with Captain Scott's 1901-1904 expedition to Antarctica. He trained as an architect working in Wanganui as an engineer. In 1926 he wrote the first treatise on earthquake and

building construction in the English language. Ford was president of the New Zealand Institute of Architects from 1921-22.

Buildings designed by the partnership include the State Insurance Building Wellington, (1940) the Dilworth Building (1926), the Guardian Trust Building and the Domain Wintergardens (1921 and 1928), all in Auckland, and the Dominion Museum (1936) in Wellington. Gummer and Ford were awarded Gold Medals from the New Zealand Institute of Architects for the designs of Auckland Railway Station and Remuera Library.

Gummer was one of the most outstanding architects working in New Zealand in the first half of this century and was responsible for the stylistically and structurally advanced Tauroa (1916), Craggy Range (1919), Arden (1926), and Te Mata (1935) homesteads at Havelock North.

P. Graham and Son

P. Graham and Son of Christchurch.

Smith, Lyndon

No biography is currently available for this construction professional

Gilliet & Johnston Ltd

Croydon, England

John Taylor Ltd

Bellfounders of Loughborough, England

Whitechapel Bell Foundry

Bellfounders, London England.

Thornton, Dunning

No biography is currently available for this construction professional

Fourmaintraux, Pierre

No biography is currently available for this construction professional

Walshe, Paul

No biography is currently available for this construction professional

Hurd, Timothy

No biography is currently available for this construction professional

Baird, Kingsley

No biography is currently available for this construction professional

Studio Pacific Architecture

No biography is currently available for this construction professional

Additional information

Historical Narrative

Pukeahu is said to have received its name, meaning 'sacred hill', from Ngāi Tara, the first Māori tribal group to settle in the area. Ngāi Tara established a large pā named Te Akatarewa nearby, and used the slopes of Pukeahu for gardening. Centuries later the cultivation sites were reused by iwi from Taranaki after they had migrated to Wellington in the 1820s, displacing Ngāti Ira. When formal European settlement began in 1840 Te Ātiawa iwi were established in the area. Te Ātiawa chiefs signed a deed of purchase with the New Zealand Company that promised that Pukeahu would be held in trust for Māori as a native reserve, however this was not honoured by the colonial surveyors who instead designated it a public reserve for military purposes. The hill was renamed 'Mount Cook' and has since been the site for prisons, a brickworks, law enforcement stations, educational institutions, and a military base. By the turn of the twentieth century the military had taken over the site, which housed the Alexandra Barracks, the General Headquarters and the Council of Defence. After the outbreak of the First World War in 1914 the Alexandra Barracks was used to detain conscientious objectors as prisoners.

The massive loss of life New Zealand suffered in the First World War affected everyone, and motivated a wave of memorial-building from 1916 onwards. Over 500 memorials were erected throughout the country, in the form of monuments, honours boards, commemorative plaques and dedications.

The Government had considered a National War Memorial since 1919 and about 1928 it offered the Mount Cook site for the location of a National War Memorial, National Museum and National Art Gallery.

About 1926 the Wellington War Memorial Carillon Society was formed and in May of that year raised just under £10,000 in a one week fundraising campaign for the purchase of a 49 bell carillon. The Society offered the bells to the Wellington Citizen's War Memorial Committee who declined the offer in preference of a silent memorial and the bells were then offered to the Government for inclusion in the National War Memorial.

Tender for the 49 bell carillon was let in July 1927 to Gillet and Johnston Ltd of Croydon, England. In 1929 a competition was held for the design of a complex to include a museum, art gallery, carillon tower and hall of memories, the last two to form the National War Memorial. The competition was won by Gummer and Ford of Auckland and the foundation stone of the carillon tower or campanile was laid by the Prime Minister, the Rt. Hon. G.W. Forbes on 15 May 1931.

During the planning and construction of the campanile the carillon was lent to the Newcastle-on-Tyne Exhibition. Later it was temporarily installed in Hyde Park, London, where it was heard by large crowds before being shipped to New Zealand and installed at Wellington.

The National War Memorial and Carillon was dedicated on Anzac Day, 25 April 1932. It was consecrated by the Bishop of Wellington, the Rt. Rev. Dr T.H. Sprott and opened by the Governor-General, Lord Bledisloe, who switched on the lamp of remembrance at the top of the tower. The lamp was a gift of the Air Force Association of New Zealand.

At this time the lower part of the south face was left unfinished, the site of the proposed Hall of Memories. Construction was delayed by the Second World War and preliminary plans were completed by Gummer and Ford in 1949. Construction did not begin until 1960. The Hall of Memories was completed in 1964 and opened on 5 April of that year by the Governor-General Sir Bernard Fergusson.

Restoration of the tower began in 1981 and in 1985 a major restoration of the carillon instrument was undertaken by National Carillonist Timothy Hurd QSM. The addition of 16 treble bells brought the total to 65, while the original specification made provision for 69. Following the renovations of the tower and carillon, the National War Memorial and Carillon was formally re-dedicated by Her Majesty Queen Elizabeth II on 26 February 1986.

To mark the 75th anniversary of the landings at Gallipoli, in 1990 the RNZRSA commissioned a bronze statue of Henderson and his

Donkey by Paul Walshe. This was installed on the main terrace below the tower as a tribute to the heroic medical personnel at Gallipoli. Another anniversary, the 50th commemoration of the end of the Second World War, provided the opportunity to bring the carillon up to its full complement of 74 bells, which was achieved by Anzac Day 1997. Government funding and the Lottery Grants Board afforded the casting of four large bass bells, while Timothy Hurd donated five additional small treble bells. The carillon is now the third heaviest as well as the third largest in the world.

The twenty-first century ushered in new developments for the National War Memorial. The installation of the Tomb of the Unknown Warrior realised an idea first raised in 1920. The remains of an unidentified New Zealand soldier who had been killed in the First World War were repatriated from Longueval, France, as a memorial to all those who had not made the journey home after serving their country in overseas wars. On Armistice Day 2004, with full military honours, the casket was borne in a procession through Wellington city and interred in a tomb designed by artist Kingsley Baird. A carillon recital played a part in the ceremony.

2012 heralded the major redevelopment of the area in front of the National War Memorial, comprising Buckle Street and the land opposite, to create a memorial park. Central Government funding and empowering legislation was secured to trench Buckle Street and build the park above the newly-created Arras Tunnel, in time for the centenary commemorations of the First World War. The National War Memorial underwent conservation at the same time. Pukeahu National War Memorial Park was officially opened on 18 April 2015 by the Governor-General Sir Jerry Mateparae and Prime Minister John Key, and finally provided the ceremonial plaza space conceptualised in Gummer and Ford's original vision. The Dawn Ceremony on Anzac Day 2015 was attended by an estimated crowd of 50,000, and since then the park has seen increased focus on the National War Memorial as New Zealand's most important site for war commemoration. The carillon instrument was also fully restored between 2015-2018.

Physical Description

Architectural Description

The National War Memorial's structural elements of carillon tower/campanile, Hall of Memories and Tomb of the Unknown Warrior are set centrally within symmetrical and rectilinear landscaping of ranks of steps and terraces. This is surrounded by an encircling driveway leading up to the former Dominion Museum and National Art Gallery, which forms an important backdrop and frame to the National War Memorial.

Carillon tower/campanile

The campanile which houses the 74 bell carillon rises to a height of 50.6 metres from base to roof top. The campanile is essentially an Art Deco design with a classical emphasis at lower levels.

A lion head fountain carved by R.O. Gross forms part of the grand staircase which leads to the campanile on the north facing slope of Mount Cook. The campanile itself consists of a marble base, through which entry is obtained to the north, and a slightly tapering tower. The tower has four almost identical facades of grey marble and buff coloured cement plaster. Recessed precast concrete grilles, three to each facade, allow music from the bells to pass through the upper portion of the tower. The abstract zigzag pattern in these trellises becomes increasingly intricate as the height increases. This appears to accentuate the height of the structure. The capital of the campanile has five semi-circular copper louvres at each of the four chamfered corners, above which is a dentilled pavilion roof topped with a lamp of remembrance.

Inside the campanile is the carillon of 74 (originally 49) inscribed bells. The bells are held in a stationary position and sounds are made by activating cast iron clappers from a keyboard known as the clavier. The bells cover 6 octaves, ranging from a 12.25 ton bell measuring nearly 3 metres in diameter to the smallest treble bell weighing only a few kilograms.

Hall of Memories

To the rear (south) of the campanile is the Hall of Memories commemorating the war dead. Completed to the design of Gummer and Ford in 1964, the Hall of Memories is an unobtrusive structure at the base of the campanile. The interior is accessed from the foyer of the campanile, and is arranged in the form of a church, with an elevated sanctuary at the south end of a tall vaulted 'nave' with recessed alcoves on each side. Stained glass in the 'dalle de verre' style, and skylights, infuse the space with light from above. The hall is decorated with relief carvings and inlaid stone, flags and banners of the armed services, remembrance plaques and the coats of arms of New Zealand provinces and the members of the Commonwealth. Lyndon Smith's 'Mother and Children' statue is in the Sanctuary; the words from the fourth stanza of Laurence Binyon's poem 'For the Fallen' – referred to as the Ode of Remembrance – are inlaid in bronze on the wall above. The Saint Lazarus Memorial Organ, donated in 2007 by the Military and Hospitaller Order of St Lazarus of Jerusalem in memory of New Zealand military medical personnel, is on the mezzanine floor above the main entrance.

Tomb of the Unknown Warrior

On the terrace in front of the entrance to the Hall of Memories is the Tomb of the Unknown Warrior. This black granite rectangular tomb is partially inset into the slope so it is flanked by five steps between the upper and lower terraces. Light grey marble crosses are arranged in grids in the sides of the tomb. A karanga in both Māori and English is engraved around the base of the tomb. A rectangular bronze slab inlaid with four pounamu crosses caps the top.

Pukeahu National War Memorial Park is to the north of the National War Memorial. The park was designed 'to create a landscape for the memorial that evokes, supports and hosts commemoration'.

Notable Features

Inscribed bells ('Reo Wairua', Grace (Aroha), Hope (Tumanako), Remembrance, (Whakamaharatanga) and Peace (Rangimarie))

Family sculpture by Lyndon Smith in the Hall of Memories.

Lionhead fountain designed by sculptor Richard Gross on the steps approaching the carillon.

Bronze statue of Henderson and his donkey, by Paul Walshe.

Saint Lazarus Memorial Organ in the Hall of Memories.

Construction Dates

Original Construction

- 1932

Dedication of the Carillon

Designed

- 1937

Architectural plans for the Hall of Memories commissioned and completed

Addition

- 1938

Lift installed in the campanile

Designed

- 1949

Architectural plans for the Hall of Memories commissioned and completed

Original Construction

1960 - 1964

Hall of Memories constructed

Addition

1995 - 1997

More bells added to bring the Carillon to a full six-octave range; Carillon has the full complement of bells (74) by 1997

Addition

- 2004

Tomb of the Unknown Warrior installed; Repairs to fountain; landscape paving replaced; lighting and drainage upgraded

Other

- 1928

Site selected

Restoration

- 1981

Restoration of Carillon (upper section of the Carillon re-plastered; replacement of timber doors, balustrades, metal window frames, wrought iron grilles covering windows, copper louvres in the top bell chamber and the glass surrounding Lamp of Remembrance)

Restoration

- 1985

Restoration of Carillon (Clapper springs and steel wires connected to clappers replaced; 20 mid-range bells replaced; 16 treble bells added)

Other

- 1987

New clavier installed in Carillon; Practice clavier installed in Carillon; Electro-magnetic playing apparatus removed

Original Construction

- 1936

National Museum and Art Gallery completed

Designed

- 1955

Plans for the Hall of Memories approved by Cabinet

Addition

- 1972

Rolls of Honour added

Restoration

1982 - 1986

Restoration of Carillon (Putaruru stone on exterior of tower replaced with marble from Takaka; steel structure supporting bells strengthened; steel frame constructed to strengthen the upper portion of the tower)

Other

- 1986

Restored Carillon rededicated

Addition

- 1990

Bronze statue of Henderson and his Donkey by Paul Walshe installed on the main landing below the tower

Other

1996 -

Closure of National Museum and Art Gallery

Refurbishment/renovation

1999 - 2000

Hall of Memories reroofed; new copper flashings installed on tower roof

Maintenance/repairs

- 2002

Asbestos removed from interior ceilings of Hall of Memories and new plaster applied

Addition

- 2007

Saint Lazarus Memorial Organ installed

Other

2012 - 2015

Road in front of the National War Memorial trenched; Arras Tunnel created; Pukeahu National War Memorial Park built above the tunnel, at the base of the National War Memorial

Maintenance/repairs

2012 - 2013

Repairs to the Carillon tower including replacement of internal steps, ladders and landings; seismic strengthening; plaster repairs to exterior; steel windows, main door and balconies repaired; repairs to clerestory windows including reconfiguration of angled glazing

Structural upgrade

2014 - 2015

Hall of Memories seismically strengthened

Restoration

2015 - 2018

Restoration of Carillon including replacement of all cables, and restoration of all moving parts; repairs to bell frame

Construction Details

The Carillon tower is constructed on a foundation of reinforced concrete. The body of the tower is also constructed from reinforced concrete and is faced with marble. The Carillon tower roof has a timber frame and is clad in copper sheeting. The interior is paved with tonalite from the Coromandel.

The Hall of Memories is constructed from reinforced concrete. It is faced with concrete slabs. The interior consists of limestone and pink Hanmer marble.

The Tomb of the Unknown Warrior is constructed from black granite inlaid with crosses of Takaka Marble. A bronze cloak inlaid with four pounamu crosses references the New Zealand flag.

The surrounding hard landscaping is of reinforced concrete with Putaruru stone copings and carved details, finished with coloured plaster and matched with modern precast concrete pavers. A brass handrail has recently been installed in the outer perimeter walls.

Completion Date

10th April 2019

Report Written By

Rebecca O'Brien and Blyss Wagstaff

Information Sources

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Chris MacLean and Jock Phillips, *The Sorrow and the Pride: New Zealand War Memorials*, Wellington, 1990

Maclean, 1998

C Maclean, *For Whom the Bells Toll: A History of the National War Memorial*, Wellington, 1998

Muir, 1932

E E Muir, *National War Memorial and Carillon*, Wellington, 1932

Owen, 1967

Owen, R, *National War Memorial*, Wellington, New Zealand, Wellington, 1967, 2nd edition

R&D Architects, Michael Kelly and SPK Landscape Architects, 2018

R&D Architects, Michael Kelly and SPK Landscape Architects, *National War Memorial: Conservation Plan*, Wellington, 2018

Other Information

Fully referenced versions of the 2003 and 2019 upgrade reports are available from the NZHPT Central Region office.

This historic place was registered under the Historic Places Act 1980. This report includes the text from the original Building Classification Committee report considered by the NZHPT Board at the time of registration, plus from upgrade reports completed in 2003 and 2019.

Please note that entry on the New Zealand Heritage List/Rarangi Korero identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions.

National Art Gallery and Dominion Museum (Former)

7 Buckle Street, Mt Cook, Wellington



National Art Gallery and Dominion Museum (Former). Image courtesy of www.flickr.com.
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List Entry Information

List Entry Status

Listed

List Entry Type

Historic Place Category 1

Public Access

Private/No Public Access

List Number

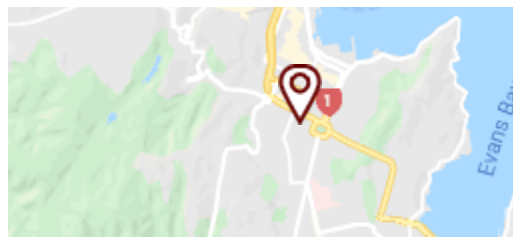
1409

Date Entered

28th June 1990

Date of Effect

28th June 1990



Google



Map data ©2021

Location

Extent of List Entry

Extent includes the land described as Lot 2 DP 87064, Wellington Land District, and the building known as the National Museum and Art Gallery Building thereon, and its fittings and fixtures. (Refer to map in Appendix 1 of the Information Upgrade Report for further information).

City/District Council

Wellington City

Region

Wellington Region

Legal description

Lot 2 DP 87064 (RTs WN54C/503, WN54D/136), Wellington Land District

Summary

The National Art Gallery and Dominion Museum (Former), completed in 1936, has outstanding historical significance as the home for nearly 60 years of a significant number of New Zealand's national treasures. Notable architects Gummer and Ford won the contract to design the building through a national competition. Their design is regarded as one of the best examples of Stripped Classical architecture in New Zealand. The National Art Gallery and Dominion Museum was both an important educational and a research institution and attracted many thousands of visitors over the years.

The building occupies one of the premier sites in Wellington, which although somewhat less prominent than it was, remains highly visible from many vantage points. Mt Cook is also one of the city's most historically significant landmarks. The combination of the Stripped Classical former Museum and the Art Deco Carillon (of the National War Memorial), designed by the same partnership, is one of the country's great architectural precincts.

Mount Cook or Pukeahu was in pre-European times the site of a pa. Following the arrival of the New Zealand Company settlers in 1840 the majority of the site was set aside for military purposes. British troops were temporarily stationed on Mount Cook until they left in 1870 and part of their barracks was turned into accommodation for new immigrants.

In 1879 the barracks were removed, and construction began on the Mount Cook Gaol. Prisoners from the Terrace Gaol undertook the demolition of the barracks and prepared the site for the new building. Among their number were the ploughmen from Parihaka. In the late 1870s Taranaki Maori, faced with the confiscation of their land, undertook a campaign of passive resistance. Of particular note was the campaign led by the prophet Te Whiti at Parihaka. Here Maori removed survey pegs and fences and symbolically ploughed the land to show that they still occupied it. These people were arrested and brought to Wellington before being taken to prisons in the South Island where many died. In 2000 a memorial was erected in the north-west corner of the Museum grounds to mark their passage on this journey. Only one wing of the gaol was constructed (from 1882 onwards). The prison was closed by the turn of the twentieth century and the military reserve was handed back to the Army. In 1913 the site was temporarily occupied by 'Massey's Cossacks', mounted special police brought to Wellington to break the waterfront strike. In the 1920s it was decided that the site of Mount Cook was to be the home of the new National Museum.

In 1865 Sir James Hector (1834-1907) established the Colonial Museum in a building behind Parliament in Thorndon. In 1907 it was renamed the Dominion Museum, as an acknowledgement to New Zealand's change of status to a Dominion. The building soon became too small for the collections and new accommodation was sought. It was also hoped that the new building would house a National Art Gallery. However, it was not until 1924 that the government agreed to set aside a sum of money toward the construction of a new facility. The remaining amount was equally met by public subscription.

In 1928, after approaches from the Carillon Society, which had already cast bells for a memorial carillon, it was also decided to incorporate the National War Memorial at the Mount Cook site. The New Zealand Academy of Fine Arts (established in 1882 as the Fine Arts Academy) agreed to contribute its property and collections in return for permanent accommodation in the new building. This was achieved by the passing of the National Art Gallery and Dominion Museum Act 1930.

Recognising that the new National Art Gallery and Dominion Museum and the National War Memorial were the most important public buildings to be constructed at this time, a national architectural competition was held in 1929 to find a suitably impressive design. The competition was won by the noted Auckland architectural firm of Gummer and Ford. In 1930 the prison building was demolished. The first structure to be built was the Carillon, which opened in 1932 (the Hall of Memories was finally completed in 1964; Category 1 historic place, List no. 1410).

In 1933 Fletcher Construction began laying the foundations for the new museum building. Gummer and Ford's design called for a monumental three-storey building built in a Stripped Classical style. The building was an imposing structure constructed of reinforced concrete and partly faced with Putaruru stone. The roof was clad with copper sheathing and glass. A massive central portico supported by square fluted pillars dominated the main façade. Internally the building was organised around a central gallery known as the Maori Hall. To the east and west of the main gallery were further galleries for the museum, while the National Art Gallery was located on a floor above. The Museum was intended to lie on an axis extending through the Carillon and along a tree-lined boulevard to Courtenay Place (this plan did not eventuate). The only other Classical building on this scale was the Auckland War Memorial Museum built in 1924-1929 (Category 1 historic place, List no. 94). The National Art Gallery and Dominion Museum was opened by the Governor General Viscount Galway on 1 August 1936.

In World War Two the National Art Gallery and Dominion Museum was closed to the public and used for defence purposes. During this time tunnels and air raid shelters were constructed underneath the grounds of the museum. It was not until 1949 that the building was re-opened to the public.

Renamed the National Museum in 1972, in the post war years the Museum's collections again outgrew their accommodation. Temporary accommodation was sought in the nearby Mount Cook Police Station (occupied by the museum from 1967), and elsewhere. The National Art Gallery was also concerned about the lack of suitable storage. The government established a Project Development Board and the decision was made to move the collections to a new purpose-built site. In 1992 the Museum of New Zealand Te Papa Tongarewa Act combined the National Museum and the National Art Gallery to form the Museum of New Zealand Te Papa Tongarewa (Te Papa). A competition was held to design a new home for Te Papa to be located on Wellington's waterfront. In 1996 the museum closed to the public and Te Papa opened its doors in February 1998.

The National Art Gallery and Dominion Museum building and its associated land was transferred to the Wellington Tenth Trust. The Tenth Trust, in association with Massey University, redeveloped the building to establish the Massey University Wellington Campus. This involved renovation of the great hall, alteration of the tea garden into an area for teaching and seminars, construction and renovation of lecture theatres and provision of staff accommodation. Fletcher Construction was commissioned to undertake the work. It was completed in January 2001 and the Massey Wellington Campus opened that year. The Massey University Building - Tokomaru, as it is now called - is the home of the University's College of Creative Arts. The building's life as an exhibition space has continued over the years, as the venue for student shows and, during the World War One centenary, the Great War exhibition.

Links

Associated List Entries

[Mount Cook Police Station \(Former\)](#)

[National War Memorial](#)

[Tasman Street Wall](#)

Current use

[Education - University](#)

Former use

[Civic Facilities - Art Gallery](#)

[Civic Facilities - Museum](#)

Construction Professionals

Gummer & Ford

The architectural partnership of Gummer and Ford was established in 1923, and became one of national importance.

William Henry Gummer (1884-1966) was articled to W.A. Holman, an Auckland architect, and was elected as an Associate of the Royal Institute of British Architects in 1910. In the period 1908-1913 he travelled in the United Kingdom, Europe and the United States. During this time he worked for Sir Edwin Lutyens, leading English architect of the time, and for Daniel Burnham in Chicago. Burnham was a major American architect and one of the founders of the influential Chicago School of Architecture. Gummer joined the firm of Hoggard and Prouse of Auckland and Wellington in 1913. In 1914 he was elected a Fellow of the New Zealand Institute of Architects, was president of the Institute from 1933-34 and was later elected a life member.

Charles Reginald Ford (1880- 1972) was born in England and served in the Royal Navy. He was later with Captain Scott's 1901-1904 expedition to Antarctica. He trained as an architect working in Wanganui as an engineer. In 1926 he wrote the first treatise on earthquake and

building construction in the English language. Ford was president of the New Zealand Institute of Architects from 1921-22.

Buildings designed by the partnership include the State Insurance Building Wellington, (1940) the Dilworth Building (1926), the Guardian Trust Building and the Domain Wintergardens (1921 and 1928), all in Auckland, and the Dominion Museum (1936) in Wellington. Gummer and Ford were awarded Gold Medals from the New Zealand Institute of Architects for the designs of Auckland Railway Station and Remuera Library.

Gummer was one of the most outstanding architects working in New Zealand in the first half of this century and was responsible for the stylistically and structurally advanced Tauroa (1916), Craggy Range (1919), Arden (1926), and Te Mata (1935) homesteads at Havelock North.

Additional information

Construction Dates

Modification

1999 - 2001

Renovation by Fletcher Construction to make it suitable for Massey University's Wellington Campus

Original Construction

1936 -

Building completed

Completion Date

10th September 2008

Report Written By

Helen McCracken

Information Sources

Kernohan, 1995

D. Kernohan and T. Kellaway, Wellington's Old Buildings, Wellington, 1995

Maclean, 1998

C Maclean, For Whom the Bells Toll: A History of the National War Memorial, Wellington, 1998

Wellington City Council

Wellington City Council

BUCK2, Former National Museum of New Zealand, Wellington City Council Building Inventory 2001, Non Residential Buildings, Boffa Miskell Limited and Chris Cochran

Other Information

A fully referenced Upgrade report is available from the NZHPT Central Region

Please note that entry on the New Zealand Heritage List/Rarangi Korero identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions.

Mount Cook Police Station (Former)

13 Buckle Street And Tasman Street, Mt Cook, Wellington



Mount Cook Police Station (Former).
Copyright: Heritage New Zealand. Taken By: Helen McCracken. Date: 1/07/2008.

List Entry Information

List Entry Status

Listed

List Entry Type

Historic Place Category 1

Public Access

Private/No Public Access

List Number

1408

Date Entered

21st September 1989

Date of Effect

21st September 1989



Location

Extent of List Entry

Extent includes the land described as Lot 1 DP 87064, Wellington Land District and the buildings and structures known as Mount Cook Police Station (Former), and its fittings and fixtures. (Refer to map in Appendix 1 of the Information Upgrade Report for further information).

City/District Council

Wellington City

Region

Wellington Region

Legal description

Lot 1 DP 87064 (RT WN54D/135), Wellington Land District

Summary

The Mount Cook Police Station (Former), constructed in 1894 is one of New Zealand's most historic police buildings. The plan to construct a police station on Mount Cook originated as early as 1887. In the latter half of the nineteenth century Te Aro (over which Mount Cook looks) was Wellington City's fastest growing suburb. Many of its inhabitants were recent immigrants. With the increased population (and often overcrowding) came an increase in crime and the need for more police.

The Mount Cook Police Station was designed by a Mr Weyburne. Unlike most public buildings, which were built by the Public Works Department, the Prison Department undertook the construction of the new police station. The latter supplied the prison labour from the nearby Mount Cook and Terrace Gaols. In addition the Mount Cook Gaol (located on the hill above the new police station) supplied the bricks to build the building. The arrow marks that commonly adorned prison bricks can still be seen in the outside walls of the building and associated boundary wall on Tasman Street today (Tasman Street Wall, Category II historic place #7758).

The building was handed over to the Police Department in December 1893, and officially opened on 10 April 1894. The station was essentially a two-storey rectangular building built of polychrome glazed brick. A particular feature of the design was the black and white glazed brick banding above and between the heads of the arched windows and main entrance door. Inside the lower floor contained the public office, the office of the sergeant in charge, men's dining room, library, kitchen and scullery. On the second floor were bathroom facilities and four bedrooms. Outside was a bricked yard with two cells. At the time of opening five constables and one sergeant were based at the station, and was the largest station next to the main city station.

In 1898 a Royal Commission into allegations of police corruption and inadequate service recommended that a central depot be established in Wellington to train new police recruits. Reluctant to spend any money building a new facility, the government decided to make use of the new Mount Cook Station and the first recruits were received in December 1898. In 1905 another Royal Commission into the police force found that the conditions at Mount Cook for recruits and duty men were far from ideal. A new purpose built training facility was constructed in Newtown and Mount Cook police station was last used to train new recruits in 1910.

In 1903 a single storey detached addition was added to increase accommodation. In 1912 a larger two-storey extension was built requiring the removal of the original stable, part of the brick wall and back porch. This new addition included a billiard room on the ground floor and more sleeping accommodation above. There may also have been a structure built to house a motorcar.

During the 1930s the site occupied by the Mount Cook Police Station was earmarked as part of the development of the National Art Gallery and Dominion Museum (Category I historic place, #1409) which was being constructed on the old Mount Cook prison site. In 1936 an agreement was reached whereby the land was transferred to the Board and Trustees of the Museum on the condition that the Police Department could vacate the building at its discretion when a replacement had been constructed elsewhere. Unfortunately for the Museum the alternative site offered to the Police proved unsuitable and the station remained in use for another twenty years.

In May 1956 the occupants of the Mount Cook Police Station were relocated to a new barracks in Vivian Street. In the following month the decision was made to close the Mount Cook Station and the personnel were shifted to the Taranaki Street Station. The Mount Cook Police Station closed at 5pm on Monday 9 July 1956. The Police Department retained the building as its clothing store although it was soon used for other stores as well. In 1959 the first floor bathroom was removed in order to make more storage and a year later an electric hoist was installed. In 1967 the Police Department moved out and the building was handed over to the now National Museum and Art Gallery.

In 1978 the New Zealand Historic Places Trust, in recognition of the historic importance of the building and with the consent of the Museum, undertook a 'restoration' of the building. During this work the 1912 extension was demolished. During the 1980s the Ministry of Works undertook earthquake strengthening of the building and removed some of the internal walls on the second storey. The Museum remained in the building until Te Papa opened in 1998. The building was then transferred to the Wellington Tenth Trust as part of the main Museum land. The area containing the police station was then subdivided from the main part of this site and sold to Bernard and Milvia Hannah, who remain the owners today. The building is currently used as office space by a number of small businesses. The cellblocks and other outside structures are mainly unused.

The Mount Cook Police Station has outstanding historical value as one of New Zealand's most important police buildings. It is one of New Zealand's oldest purpose built police stations and for a period of twelve years, 1898-1910, it was the national police training facility as well as a working station. It has technical value in that it is one of the few buildings remaining for which it is possible to see prison bricks in situ. It has considerable aesthetic value, with its decorative polychromatic brickwork. The Mount Cook Police Station also occupies a key corner on Buckle Street (State Highway One) and as one of Wellington's most distinctive buildings it is an important city landmark.

Assessment criteria

Historical Significance or Value

The Mt Cook Police Barracks was one of eight police stations opened in 1894 (three of them being in Wellington) to serve the rapidly growing towns of New Zealand. The early 1890s were years of economic crisis with much poverty due to recessions in both Australia and New Zealand. The Te Aro Flat area became thickly populated and was a particularly difficult part of town in which to maintain law, so a substantial police station which overlooked much of the area under its control was considered necessary.

The station was built on the corner of the Mt Cook Reserve which also housed the gaol designed by P.F.M. Burrows. It was built using prison labour to make the bricks and probably also to do the actual construction. Prisoners from the Terrace Gaol were marched to Mt Cook daily to man the brickmaking works at the gaol which produced the strongest and cheapest bricks in the area as well as drainage pipes.

The Mt Cook Police Barracks is a reminder of the early Police Force but is of primary importance as a legacy of the gaol.

ARCHITECTURAL SIGNIFICANCE:

The Mt Cook Police Barracks is rare in New Zealand in its use of polychrome brickwork for decoration of the facades. The designer may have been influenced by Norman Shaw's New Scotland Yard built for the London police (1887-90).

The rosettes moulded in the richer red quins are also rare in New Zealand and coupled with the polychrome bricks suggests considerable forethought on the part of the professional or tradespersons involved.

These individual features give the building an individuality and character which is quite remarkable.

TOWNSCAPE/LANDMARK SIGNIFICANCE:

Situated on the corner of Tasman and Buckle Streets, the Mt Cook Police Barracks stands uncompromisingly on its prominent site.

It is offset some 6 metres in relation to Tory Street giving a clear view down that street which would, no doubt, have been of great assistance in the policing of the rapidly increasing population of the Te Aro Flat. The site is also important as part of the original Mt Cook Reserve, which once housed the Mt Cook Gaol and its brickworks but is now the site of the National Museum and Art Gallery and the War Memorial and Carillion.

Links

Associated List Entries

[National Art Gallery and Dominion Museum \(Former\)](#)

[National War Memorial](#)

[Tasman Street Wall](#)

Current use

[Trade - Office building/Offices](#)

Former use

[Civic Facilities - Museum](#)

[Education - Education - other](#)

[Law Enforcement - Courthouse](#)

[Law Enforcement - Gaol/Lock-up](#)

[Law Enforcement - Police station](#)

Additional information

Physical Description

ARCHITECT/ENGINEER OR DESIGNER:

Unknown but F.G.F. Sheppard's notes suggest that A.E. King was the architect responsible, however, Pierre Finch Martineau Burrows who acted as Colonial Architect until 1884 has also been suggested

ARCHITECTURAL DESCRIPTION (STYLE):

Designed in the classical revival of the period the only adornment of the

Mt Cook Police Barracks is the polychrome glazed brickwork and moulded quoins. The two storeyed building has a corrugated iron hipped roof, is rectangular in plan, to follow the line of the corner.

The north facade has nine windows each with alternating voussoirs of white and black. There are five windows on the top floor and four on the bottom with a central doorway adding to the symmetry. The ten arches are linked by horizontal ribbons of polychrome glazed bricks which also run around the east and west elevations of the building. These also have the polychrome arched window heads although the fenestrations are less regular.

Alternate rich red brick quoins have moulded rosettes of elegant proportions.

MODIFICATIONS:

c.1903 Further cells added

1912 A two-storey extension (removed in 1979) was built on the southwest corner of the barracks. The stables were demolished to provide room for the new wing.

1979 The building was reduced to its 1894 dimensions.

1986 Major restoration of the building included the installation of a structural steel frame and the replacement of the internal brick partition walls with timber stud construction.

Notable Features

1. The quite rare polychrome brickwork.
2. The deep red quoins and proportional rosettes.
3. The interior, including Kauri staircase and turned newel post and the encaustic and geometric tiles in the entrance hall.

Construction Dates

Addition

1903 -

Single storey brick addition (containing three cells) to the southern elevation.

Addition

1912 -

Two storey brick addition to south elevation of building. Small addition made to 1903 cells to accommodate motor vehicle and horses. Existing stables removed to make way for extension.

Modification

1956 -

Alterations to accommodate police stores and repair damage as a result of vandalism

Modification

1959 -

Removal of upstairs bathroom

Modification

1960 -

Installation of electric hoist

Modification

1975 -

Possibly re-roofed

Demolished - Other

1979 -

1912 addition demolished

Modification

1986 -

Major restoration of the building included the installation of a structural steel frame and the replacement of the internal brick partition walls with timber stud construction.

Original Construction

1893 -

Building completed and opened 10 April 1894

Construction Details

Constructed of red brick laid in English bond (alternating rows of stretchers and headers). Each header brick is stamped with the distinctive broad arrow which marked all bricks made at the Mount Cook Gaol. The bricks were of a far superior quality and strength to those made by commercial brickworks. For this reason and because of their low price the bricks were used extensively in public buildings although often the headers were hidden so that the origin of the bricks did not show.

The Mt Cook Police barracks, and the adjacent brick retaining wall on Tasman Street, are now the only structures which openly display the arrow marked bricks.

The building stands on a plastered plinth which takes up the changes in road levels. Window and door is timber and the building has a hipped corrugated iron roof. The partitions are plastered brick (see modifications) with native timber, especially Kauri, used for finish.

Completion Date

10th September 2008

Report Written By

Helen McCracken

Information Sources

Archives New Zealand (Wgtn)

Archives New Zealand (Wellington)

P1 10/2/769 Part 1, Mount Cook Police Station 1937-1960. Also see Reserves and other Land Disposal Act 1936, Sec 14.2.

Evening Post

Evening Post

11 April 1894, 28 February 1979

New Zealand Mail

New Zealand Mail

15 December 1893, 22 December 1893,

Wellington City Council

Wellington City Council

Wellington Heritage Wellington Building Inventory, 2001.

Young, 1994

Sherwood Young, With Confidence and Pride; Policing the Wellington Region 1840-1992, Wellington Police Trust, Wellington, 1994

Other Information

A fully referenced Upgrade report is available from the NZHPT Central Region

Please note that entry on the New Zealand Heritage List/Rarangi Korero identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions.

Tasman Street Wall

Tasman Street, Mt Cook, Wellington



Tasman Street Wall.
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List Entry Information

List Entry Status

Listed

List Entry Type

Historic Place Category 2

Public Access

Able to Visit

List Number

7758

Date Entered

27th June 2008

Date of Effect

27th June 2008



Location

Extent of List Entry

Registration includes part of the land described in WN54C/503, WN54D/136, WN6C/802 and New Zealand Gazette 1994, p.2705 and the structure known as Tasman Street Wall. Registration excludes the substation building but includes the surrounding brickwork (Refer to Extent of Registration Map in Appendix 1 of the registration report for further information).

City/District Council

Wellington City

Region

Wellington Region

Legal description

Lot 2 DP 87064 (RTs WN54C/503, WN54D/136), Sec 1253 Town of Wellington (RT WN6C/802), Sec 1 SO 36519 (New Zealand Gazette 1994, p.2705), Wellington Land District.

Location description

West side of Tasman Street between 60 Tasman Street (Massey University carpark) and the former Mt Cook Police Station, corner Buckle Street and Tasman Street

Summary

The Tasman Street Wall is an important physical reminder of the long occupation and use of Mt Cook. Constructed of bricks made by prisoners on Mt Cook itself, the wall is the oldest structure still standing within the former Mt Cook Reserve.

Mt Cook was originally Pukeahu, a pa occupied intermittently by Maori. In 1843 troops were brought in to protect Wellington from potentially hostile Maori and occupied the hill, the beginning of a long military association with the area. The hill was later occupied by barracks, a magazine and a prison. In 1843, barracks were built to accommodate Imperial troops assigned to protect Wellington during the New Zealand Wars. After the troops left in 1865 the barracks housed immigrants. In 1879 the building was demolished, more levelling took place and a huge gaol was built by prisoners from the nearby Terrace Gaol. Only one wing of six planned was built (c.1882) and the prison finally closed by 1900. The building was taken over by the Army for use as barracks and it was not until 1930 that it was finally demolished to make way for the National War Memorial and Dominion Museum.

The oldest part of the wall dates from at least 1891, and perhaps earlier. Built by prisoners who made the bricks on site at Mt Cook, the first section of wall built was at the northern end. It was extended further north to meet the Mt Cook Police Station in 1893/94 and after a period of work in 1896 the last section was built some time after 1897 and completed by 1899. The wall has been altered in places, particularly by the addition of two stairs, at least one of which was built to give access to air raid shelters constructed in 1942. A sub-station was built in the wall in 1965 and courses of brick were added to the southern end of the wall during the 1940s.

The wall is a gravity wall i.e. it uses its sheer bulk to retain the earth behind. This approach is enhanced by the rake (or tilt) of the wall, which acts like a buttress. The construction is English bond - alternating courses of headers and stretchers. The wall is interrupted in three places; by two stairs and a sub-station. The wall is at its highest at the northern end, where the land rises above the former police station. It is at its lowest at the southern end, where the wall retains two tennis courts.

Brick walls of the age of the Tasman Street Wall are very rare in Wellington and there is almost certainly nothing of this size in the city. It is likely to be rare nationally. While the wall is a relatively prosaic structure, it is the oldest construction of any type left on Mt Cook Reserve. Its brick construction links it directly to the penal history of the area, to the prisoners who made the bricks and built the wall, and the general era of brickmaking that so characterised this part of Wellington. It is an important historic structure of regional significance.

Assessment criteria

Historical Significance or Value

The wall has historic significance for a number of reasons. Firstly, it is the oldest surviving structure associated with Mt Cook Reserve. It is thought to predate the former Mt Cook Police Station, with which it shares so much in common. So much of the Reserve has changed over its history - the hill itself, the structures on it and the landscaping - that the wall is one of the few constants.

The wall is, like the Station, a reminder of the considerable contribution made by the prisoners of the Terrace and Mt Cook Gaols, who made the bricks and built the structures. The wall is the best place in Wellington to see prison bricks, regarded during the time they were made to be a very fine brick. Today they retain a certain caché amongst those who value old bricks.

AESTHETIC SIGNIFICANCE OR VALUE:

The Tasman Street Wall has high aesthetic value, as a lengthy and prominent red brick wall on the boundary of the historic Mt Cook reserve.

The brickwork is very competently handled, particularly the pronounced tilt of the wall's construction, the neatly detailed cornice and the conjunction of the wall with that of the Mt Cook Police Station. Red brick structures once dominated this part of Mt Cook, appropriately so given that the Mt Cook clay brick was virtually a vernacular building material. There are still red brick structures in the vicinity, including the former defence General Headquarters Building at the western end of Buckle Street, but it is the combination of the wall and Mt Cook Police Station which is particularly distinctive and pleasing.

The wall, as viewed from the eastern side of Tasman Street, has (for some of its length) a backdrop of maturing bush, planted following the construction of the National Museum and National War Memorial in the 1930s, and a prominent feature of the eastern flanks of Mt Cook. With the minor exception of the sub-station opposite the intersection with Rugby Street, views of the wall are unencumbered by buildings.

ARCHAEOLOGICAL SIGNIFICANCE OR VALUE:

The wall has some archaeological value. Archaeological analysis of the wall can provide information about the differing periods of construction of the wall and changes in construction technique over time. Analysis of the bricks themselves could provide information on the source of the clay obtained as well as details of the manufacturing process. The main archaeological value of the wall is as a feature of the historic landscape in which it sits - it represents a particular period of occupation and use of this part of Mt Cook.

The wall itself, therefore, has some archaeological value but the wall should be considered to be a feature of the wider archaeological site complex associated with it.

TECHNOLOGICAL SIGNIFICANCE OR VALUE:

The wall has technological significance for the use of brick construction to retain a bank. There are a number of matters of importance. As brick historian Gary Tonks has noted, the wall is a technically fine example of brick construction, which was 'built with pride and demonstrates artisan workmanship'. Of particular interest is the rake of the wall, which required the bricks to be laid on a shallow angle. Although not unusual, it is well handled, certainly when contrasted with the work on the 1969 sub-station.

The wall demonstrates 19th and early 20th century techniques in brick wall retaining that are rare in Wellington. Although no survey has been undertaken, there are likely to be few other examples left, and none of this length. The only examples discovered thus far (apart from the retaining walls for the Mt Cook Police Station itself) are the shorter, but taller wall built for the Mt View Asylum c.1897 (Government House grounds), the lower and shorter Ira Street wall (1924) in Miramar and the retaining wall built behind some of the 'Seven Sisters' houses on Oriental Parade (pre-1907). However, there are retaining walls built of concrete in many parts of Wellington.

(a) The association of the place with events, persons, or ideas of importance in New Zealand history:

The Tasman Street Wall is not in itself a place of great historic importance, but its association with this precinct, and its construction during the period of prison use tells an important part of the remarkable story of Mt Cook. As a structure formed of prison-made bricks and constructed by prisoners, it is a reminder of 19th century criminal justice and punishment practices; a time when prisoners were expected to do hard labour as their repayment to society. With no structure other than the Mt Cook Police Station still standing on site from that period of use, the wall is a hugely important relic.

(c) The potential of the place to provide knowledge of New Zealand history:

The wall has the potential to provide knowledge of the past uses of this area, in particular the construction, use of, and changes to the wall. The immediate environs of the wall might also yield information of past uses, given the long history of occupation of Mt Cook.

Those uses in the immediate area include the construction of a road in the 1840s from Tasman Street to Mt Cook via the magazine, and the building of the air raid shelters in 1942.

(e) The community association with, or public esteem for the place:

The wall is a prominent structure in Mt Cook and well known to most people in the area. It is particularly familiar to those who live in Tasman Street or nearby and for those who use the wall to gain access to the buildings above. The prison bricks are a particular attraction for some. Frequently individuals or groups can be seen peering at bricks to see the prison mark, while heritage trails occasionally take groups to the wall. The wall will feature in the next reprint of the Te Aro Heritage Trail. In addition, the Wellington City Council has included the wall as a listed item in the operative District Plan since 1995.

(f) The potential of the place for public education:

The wall and former police station together offer a considerable opportunity for public education on the former uses of the Mt Cook Reserve, prison brickmaking and the general changes to the area. The wall is publicly accessible and the best place in Wellington to view prison bricks. The changes to the wall tell other stories too, including the construction of a set of stairs to give access to World War II air raid shelters.

(g) The technical accomplishment or value, or design of the place:

The wall demonstrates technical accomplishment on a number of levels. Firstly, the brickwork, with few exceptions, is well done. The rake of the wall, the courses, weep holes and cornices are neatly and accurately finished. The alignment and fall of the wall are particularly significant for the care taken in their execution. Secondly, the wall continues to serve its purpose well, showing no signs of major deterioration in its general form, and demonstrating how well it was constructed.

(j) The importance of identifying rare types of historic places:

Brick retaining walls are not rare nationally but they are rare in Wellington region. Concerns over the risk of earthquakes and, as a result, a more prevalent use of concrete may partly explain this. However, there are still a number of old buildings in Wellington that retain their brick walls. It is more likely that the manufacture of cheap bricks at Mt Cook made it logical to use it as the retaining material; all the other major structures at Mt Cook were built of bricks. The length of the wall is also a most unusual feature, there being no parallel to it anywhere in Wellington.

(k) The extent to which the place forms part of a wider historical and cultural complex or historical and cultural landscape:

Tasman Street Wall is just one element of a wider and extremely significant historic and cultural landscape. Mt Cook has been a place of importance to Maori and Pakeha for centuries. Following intermittent Maori occupation as a pa, the hilltop was used for military purposes and then by the Armed Constabulary. No physical reminders of that period survive. The oldest part of the wall is the oldest structure still standing within the reserve, and it dates from the period of penal use, which coincided with the brickmaking undertaken by prisoners from the Terrace and Mt Cook gaols. Apart from the adjacent Mt Cook Police Station and nearby Army General Headquarters building, no other structures on the reserve still stand from the period before the building of the National War Memorial in 1931. The Tasman Street Wall remains an integral part of the wider heritage landscape, serving as eastern bulwark to the National War Memorial and Carillon, while offering a tangible link back to the earlier history of the site.

SUMMARY OF SIGNIFICANCE OR VALUES:

This place was assessed against, and found it to qualify under the following criteria: a, c, e, f, g, j, k

CONCLUSION:

It is considered that this place qualifies as a Category II historic place.

Brick walls of the age of the Tasman Street Wall are very rare in Wellington and there is almost certainly nothing of this size in the city. It is likely to be rare nationally. While the wall is a relatively prosaic structure, it is the oldest construction of any type left on Mt Cook Reserve. Its brick construction links it directly to the penal history of the area, to the prisoners who made the bricks and built the wall, and the general era of brickmaking that so characterised this part of Wellington. It is an important historic structure of regional significance.

Links

Associated List Entries

[General Headquarters Building \(Former\)](#)

[Mount Cook Police Station \(Former\)](#)

[National Art Gallery and Dominion Museum \(Former\)](#)

[National War Memorial](#)

Current use

[Civic Facilities - Wall/Fence](#)

Former use

[Civic Facilities - Wall/Fence](#)

Additional information

Historical Narrative

Tasman Street Brick Wall is part of a wider assemblage of buildings and structures that occupy what was once Mt Cook Reserve. The brick wall was built by prisoners in three parts (c.1891, 1893/94 and c.1903) and is today the oldest structure associated with the Reserve.

MOUNT COOK RESERVE:

The Tasman Street Wall retains the eastern base of Mount Cook Reserve, an area described by Premier Richard Seddon as 'the noblest site in Wellington.'

Mt Cook is the European name for a hill, Pukeahu, which was the site of a pa, long abandoned by the time of European settlement. It was renamed by settlers after Captain James Cook. The New Zealand Company saw a military use for it, as the Company's 1840 map shows the hill reserved for military purposes. British troops were stationed there temporarily in 1843 to protect Wellington from potentially hostile Maori in the wake of the Wairau 'Massacre'. Governor Grey reserved the land for military purposes in 1850. After the troops left in 1865 the barracks housed immigrants. In 1879 the building was demolished, more levelling took place and a huge goal was built by prisoners from the nearby Terrace Gaol, using bricks made on site at Mt Cook. Only one wing of the six planned was built (c 1882) and the prison finally closed by 1900. During this period the prisoners working the Mt Cook brickworks made millions of bricks for government and private construction.

The prison building was taken over by the Army for use as barracks and it was not until 1930 that it was finally demolished. In 1893/94, the Mount Cook Police Station was built on the north-eastern corner of the reserve, at the junction of Buckle and Tasman Streets. The Station and wall are today the oldest structures associated with the Mt Cook Reserve.

In 1924 the Government decided to build a new museum on Mt Cook to replace the overcrowded Colonial Museum, near Parliament. In 1928 it was decided to combine the museum with the National Art Gallery and build the National War Memorial on the same site. The Carillon, part of the National War Memorial, opened in 1932, despite not being completed. The Hall of Memories was finally built in 1964.

Construction of the Dominion Museum (later National Museum) began in 1932 and officially opened in August 1936. The museum was closed during World War II and used as a military headquarters. It did not reopen until 1949. A network of underground emergency shelter tunnels was built in the reserve in 1942. Steps cut into the Tasman Street Wall date from this work and were access ways to the tunnels.

In 1996 the National Museum closed preparatory to a move to the new Museum of New Zealand - Te Papa - on Wellington's waterfront. This took place in 1998, and in 1999 the old Museum was purchased by the Wellington Tenth Trust. Massey University merged with the Wellington Polytechnic and took over the old building, which reopened in 2001 after considerable restoration and refurbishment.

LATE NINETEENTH CENTURY BRICK-MAKING:

Tasman Street Wall is primarily associated with the Reserve's penal and brick-making past. The distinctive prison bricks used in construction of the wall and also the Mount Cook Police Station/Barracks can be identified by their incised broad arrow. The arrow denoted property of the Crown, and was first used in Britain in the 17th century. It became the standard mark of government property, but only became widely used on prison garb in the 1870s. Its adoption in New Zealand was a natural extension of British practices. Use of the arrow was discontinued in Britain in the 1920s.

The bricks were made on site at the prison industry workshop and kiln at Mount Cook Reserve from the late 1870s onwards. The

suitability and easy availability of its clay made Mt Cook the centre of Wellington brick-making in the late 19th and early 20th centuries. There were a number of brick-making businesses in the area, particularly on Taranaki Street, Adelaide Road and Wallace Street, but the Mount Cook Gaol was the most important enterprise of all.

The brickworks at Mt Cook Reserve had several advantages over its competitors in the area. The most obvious was the readily available, cheap work force, in the form of hard labour and penal servitude prisoners. Also, by 1884, the bricks were being fired in a Hoffmann kiln, at the time one of only two operational in Wellington.

The Hoffmann kiln was patented by Frederick Hoffmann in 1856 and was revolutionary because it enabled continuous production. As a result it offered further advantage to the Mt Cook Gaol as traditional kilns could only fire one batch of bricks at one time. This meant that production was not only slower, but the process also used more fuel as the kiln had to be reignited after each firing, making this method less economical than Hoffmann's new kiln design. The continuous production of the Hoffmann kilns, like the large one at Mt Cook, was the result of its special features, including a series of compartments which could be loaded externally and firing operating on rotation. The latter meant that at any time the kiln could contain 'green' bricks, bricks which were drying out in preparation for firing, bricks being fired, bricks which were cooling, and completed bricks which were being emptied from the kiln. As a result, Hoffmann kilns increased production and manufactured bricks that were generally of a higher quality than other methods.

By the mid-1880s the Mount Cook Reserve Hoffmann kiln could produce approximately two million bricks per annum, with prisoners from The Terrace Gaol marching to the site each day to provide the necessary manual labour. In 1885, Arthur Hume, the Inspector of Prisons, reported that:

Various tests of the quality of these bricks have been made by competent official authority, which has pronounced them superior to anything of the kind previously produced by private enterprise.

He continued in this vein in 1887 by proclaiming that the bricks were 'universally admitted to be the best ever manufactured in the colony.'

The clay was taken largely from the south-western face of Mt Cook, which eventually created what are today Wellington High School's playing fields. Production at the site continued despite the prison being officially closed in 1900 and eventually re-designated as the Alexandra Barracks. Brick production gradually diminished to the point that in 1918 it was estimated that only 820,000 bricks would be manufactured that year and that the clay supply would soon be exhausted. It was suggested that clay could be excavated from the bank behind the Tasman Street Wall. However, this was halted by the Wellington City Council District Engineer, who wanted the bank to maintain its form as part of an 'improvement scheme' which was to be undertaken on the Tasman Street frontage. It is assumed that the kiln was demolished in 1920, at the same time the old prison was pulled down.

Three significant structures at Mt Cook were constructed from prison bricks: the Mt Cook Gaol (later Alexandra Barracks), the Mt Cook Police Station (Register no. 1408) and the Tasman Street Wall. Other buildings in Wellington which were made from the Mount Cook prison bricks included the Parliamentary Library (Register No 217), the Wellington Harbour Board Wharf Office Building (Register No 1446), Wellington Public Hospital (now demolished), the Government Print Office, and the fortifications at Fort Ballance (Register No 5074). Bricks were also supplied for projects such as the Wellington and Manawatu Railway, as well as to private companies on occasion.

TASMAN STREET WALL:

Despite the kiln's large output, completion of some projects in the immediate vicinity, namely the new Mount Cook Gaol and the Tasman Street Wall, were stalled for years, and in the case of the gaol, were never completed. As noted, the Mount Cook Gaol was begun c.1882 but only one wing was built. Shortage of funds and using prison labour prevented it being built quickly (it was reported as only being up to the second-storey of one wing by 1888). Construction was finally abandoned in 1897. The construction delays caused much frustration for Hume who consistently stressed the need for his new gaol to alleviate the woeful conditions at The Terrace Gaol. The Tasman Street Wall was identified as first appearing on a plan in 1891 in an incomplete state and remained this way until at least 1897 when, in response to lobbying from Mt Cook residents, the city council approached the government urging them to complete the project. It seems likely that the government responded to this request in due course, as the Engineer-in-Chief Public Works Department reported the retaining wall on Tasman Street as completed in 1899.

The delays that these projects faced appear to have been due to demand for prison bricks and labour elsewhere. In the last decades of the 19th century the government placed particular importance on fortification projects in light of the perceived Russian threat, which diverted resources and resulted in the building of structures like that at Fort Ballance.²² Also, the immediate completion of the Tasman Street Wall may have been affected by the fact that in 1891, by the time the first section was completed, production of the prison bricks stopped. The reasons cited for this cessation were increased fuel costs and labour troubles, however, these issues were resolved and production had resumed by the next year. A typhoid epidemic in 1892, which cleared the Mt Cook site, no doubt further slowed

construction progress. As a result of this epidemic, further effort was diverted into completing drainage works at the barracks and prison building.

No designer has been identified for the wall although the Mt Cook Police Station was designed by Bryen Weyburne, inspector of works at Mount Cook Gaol. It is possible that he was also responsible for the design of at least the first section of the wall, which predated the building. The construction work was completed by prison labour, which would have been supervised by the prison overseer. No pre-construction plans have been found for the wall, possibly because its construction was considered a fairly prosaic matter. There were various construction periods, including (by) 1891, 1893/94 and (by) 1899. In 1896 a dozen free labourers were also employed to work on the wall from 2 March-6 May, at the same time as working on the approach road to the prison.

The bricks were made on site at Mt Cook from local clay, which would have been ground into a fine mixture before being mixed with water and formed by a mould into the familiar brick form. Many of the bricks show evidence that they were partly formed from crushed and reused older bricks i.e. there are chunks of old brick lying within the fired brick. In addition, brick historian Gary Tonks has identified that the surface of some of the bricks shows the finger impressions of the men who handled the bricks when moist, prior to firing.

The topography of the land the wall retained was much different from what it is today. The land behind the wall was once much steeper in places. A photograph taken in 1926 shows a bank rising directly behind the wall not far from the Rugby Street intersection (see Appendix 2, Figure 6). Today there is a wide platform behind the wall, probably formed when the excavations were made for air raid shelters in 1942 (see below).

In the century since the wall's completion, there have been no alterations to the form of the earlier portion of the wall. However, changing uses of Mt Cook Reserve have led to additions and modifications to the later section. In some cases it is difficult to fix the date of these changes.

Today, a set of stairs and path leave the wall and heads in a south-westerly direction to the top of the hill (see Appendix 2, Figure 16). There was originally a road in this vicinity, formed in the 1840s, and it provided access from the hilltop to a magazine (c.1847) halfway down the hill (where a prefab building stands today) and then on to Banks Terrace (as Tasman Street was once known). It is likely that the path was formed across the reserve to provide access from Tasman Street to the Wellington Technical College, which moved to Mt Cook in 1922. It is possible that access was provided to the path from Tasman Street from the time the wall was completed around the turn of the 19th century, but it is more likely to date from the mid-1920s. A clue to its origins is that the stair is lined with red bricks (and well constructed) but not prison-made i.e. there are no arrows on them. Also, part way up the stairs are cavities in the brick wall (two on the north side and one on the south) that were almost certainly used to house fixings for a gate (see Appendix 2, Figure 17).

Some time in the early 1940s Wellington Technical College built tennis courts on the land to the immediate south of the path. It appears as if the path was simply used as a convenient boundary. The site was not level, but rather than cut down the bank below the existing level of the Tasman Street Wall, the land was built up to form a uniform height for the two courts. The fill for this may have come from excavations into the hill to form the courts. As a result, additional courses of brickwork were added to the top of the existing prison brick wall to retain the north court (see Appendix 2, Figure 20). It is possible that the concrete wall on the southern boundary of the reserve (the northern boundary of 60 Tasman St) was formed at this time to retain the fill (see Appendix 2, Figure 20).

In 1942, with the Japanese threat at its highest, air raid shelters were built in many parts of Wellington, including the grounds of Dominion Museum. Four shelters were built on the eastern side of the Mt Cook, just above the Tasman Street Wall. To gain access to the shelters, steps were cut from Tasman Street, about halfway down the wall's length (see Appendix 2, Figure 13). These steps later provided another access point to the museum, and more recently the Massey University campus.

The next significant modification to the form of the wall was the construction of a substation for the WCC's Municipal Electricity Department in 1969. Land was purchased from the Crown for the purpose, at a cost of £227, in November 1968, although Wellington High School did object to the taking of its land when the proposal was first raised in 1965. Positioned to the immediate south of the c.1924 steps, the substation is set into the side of the hill and as such, a portion of the prison brick wall had to be removed to make room for it (see Appendix 2, Fig. 18). A new path to the tennis courts was also formed, leading to the entrance gate immediately perpendicular to the top of the wall (see Appendix 2, Fig. 1).

In 1978, the Wellington Regional Committee of the Historic Places Trust became involved in the restoration and refurbishment of the Mt Cook Police Station. During this work, considerable interest was focussed on the prison bricks used to construct the building. The Tasman Street Wall, seen as an adjunct of the Station, also received some attention at the time.

However, it was not until 1995 that the wall's heritage value was formally recognised when it was included as an object on the Wellington City Council's District Plan.

Part of the site is now half-owned by Massey University with the Wellington Tenth's Trust, who lease the remainder back to the

University. The Trust purchased the site in 1997 with the proceeds of their successful Treaty of Waitangi claim and an undisclosed half was on sold to Massey University. The remainder of the site was reserved by the Crown for secondary school purposes and is occupied by Wellington High School, except for the portion of the wall that is occupied by the substation which is owned by Vector Limited. This area, which encompasses the Tasman Street Wall, the Mount Cook Police Station (Register No 1408), National War Memorial and Carillion (Register No 1410), and former National Art Gallery and Dominion Museum building (Massey University, Register No 1409), is now recognised as a heritage precinct under the Wellington City District Plan and is subject to special controls and regulations.

In 2004, sections of cement mortar on the wall were painted (apparently by Massey University students on an assignment). In recent years, the wall has also been vandalised by taggers. One section of badly tagged wall, between the two sets of stairs, was sand blasted in 2006 under the direction of Massey University. Unfortunately, this stripped the bricks of their glazed patina. Tagging remains over much of the southern end of wall, the portion owned by Wellington High School.

Physical Description

Tasman Street Wall is a brick retaining wall that extends 250 metres south from the rear wall of the Mount Cook Police Station on the corner of Tasman and Buckle Streets. It forms the boundary of the western side of Tasman Street, while houses and apartment buildings occupy the eastern side. Tasman Street in general remains a residential street. A short distance to the west are the various buildings and structures that make up the National War Memorial and the former National Museum (now Massey University). To the south-west, behind the university, is Wellington High School. The wall sits near the northern margins of the suburb of Mt Cook, an inner-city suburb that gets its name from the landmark hill.

The wall is a gravity (retaining) wall i.e. its sheer mass and dimensions are used to retain the earth behind. The width of the wall is not known but it is assumed to be substantial - wider at the bottom than the top. A clue may be found in the profile of the retaining wall on the western side of the Mt Cook Police Station (Appendix 2, Figure 23). A photograph taken in 1926, which shows how steep the bank behind once was, suggests that the wall may have been constructed close to or even hard up against the excavated bank, rather than being built in front of the existing bank and back filled (Appendix 2: Figure 6). The brickwork is English bond with its alternating courses of stretchers or headers, although there are odd, isolated variations (see Appendix 2, Figure 10). These courses were laid on a shallow pitch which created a rake, or tilt in the wall. Running the entire length of wall is a brick cornice, which steps down at different intervals in harmony with the topography and the height of the street. The height of the wall at the north end is 3.6 metres, while at the southern end it is 2.05 metres.

From north to south, the wall shows evidence of the construction sequence. Of particular interest is the conjunction of the wall and the police station. It is known that the wall was built first, but this is also supported by the visual evidence. There is an untidy joint between the wall and the station wall (see Appendix 2, Figure 9). The latter appears to have been extended to meet the wall further south than the point where the station compound actually ends. The weepholes that span the length of the wall are taller in the earlier construction section than the second. There also is a change in the broad arrow markings on the bricks from being present on both headers and stretchers, and of varying orientation, to being only on the headers and incised horizontally.

The major addition (in brick) is the additional retaining laid on top of the wall to retain the northern of the two tennis courts, which sits above its southern neighbour (see Appendix 3, Figure 20). No prison bricks were used in this addition.

The major addition (in brick) is the additional retaining laid on top of the wall to retain the northern of the two tennis courts, which sits above its southern neighbour. No prison bricks were used in this addition. Two stairs are cut into the wall. The north stair (steps and walls) is constructed of concrete, built hard up against the bricks (see Appendix 2, Figure 13). The south stairs has brick walls and concrete steps. Two piers a short distance up the stairs have cavities in them that probably once housed the fixings for a gate (see Appendix 2, Figure 17).

When the substation was built in 1969, a portion of the prison brick wall was removed and replaced with bricks that face the concrete base on which the substation sits. This brick work was integrated into the surrounding brickwork and is distinctive because, while the rake of the initial wall is echoed, much of it is laid horizontally so each course is stepped back slightly (see Appendix 2, Figure 19). The majority of this alteration is, like the tennis court addition, constructed of bricks that were not prison made. However, a few prison bricks were reused in the cornice. There was also an attempt in this section to mirror the curved corners that are a feature of the surrounds to the steps to the immediate north.

The wall terminates abruptly in line with the boundary of the tennis courts and 60 Tasman Street. The return wall here was built of concrete, perhaps at the time of the construction of the tennis courts in 1942 (see Appendix 2, Figure 22 of the registration report).

Construction Dates

Other

-

Brick, tile, and drain-pipe production begins at Mount Cook Reserve using prison labour from The Terrace Gaol

Other

1882 -

Construction of the Mount Cook Gaol begins using bricks manufactured at the site

Other

1884 -

Hoffmann kiln is built at Mount Cook Reserve

Original Construction

-

First (northern) section of the Tasman Street Wall completed

Addition

1893 -

Construction begins on the Mount Cook Police Station that abuts the Tasman Street Wall (finished early 1894). The wall is extended from the Station to meet the existing wall

Addition

1896 -

2 March-6 May period of construction on the wall

Other

1897 -

Construction of Mount Cook Gaol ceases with only one major wing completed

Original Construction

-

Tasman Street Wall completed after urgings (in 1897) by the Wellington City Council

Other

1924 -

Approximate date for the construction of the first steps, near the intersection with Rugby and Tasman Sts, which takes pedestrians via a path to the Wellington Technical School, newly established on Mt Cook

Other

1931 -

Alexandra Barracks is demolished in preparation for the building of the National War Memorial & National Art Gallery & Dominion Museum.

Other

1931 -

Spoil from the excavations for the Memorial is used to make the Tasman Street bank more uniform.

Modification

1942 -

Emergency air raid shelters constructed on the eastern side of Mount Cook Reserve and access steps are cut into the Tasman Street Wall

Modification

1942 -

Wellington Technical College builds tennis courts on the former section of Crown land on the south-eastern corner of the Mount Cook Reserve and additional courses of brick are laid to retain the raised platform

Demolished - Other

1969 -

The Tasman Street Wall is partly demolished and a substation built

Other

2004 -

Massey University art students paint sections of cement mortar on the wall.

Other

2006 -

Massey University arranges for the sand blasting of graffiti off the middle section of the wall.

Construction Details

Bricks, cement mortar and concrete.

Construction Professionals: Not known, although prisoners at the Terrace Gaol made the bricks and constructed the wall. The design may have been the work of Bryen Weyburne, inspector of works at Mount Cook Gaol.

Completion Date

13th May 2008

Report Written By

Michael Kelly / Karen Astwood

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Please note that entry on the New Zealand Heritage List/Rarangi Korero identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions.

General Headquarters Building (Former)

213-215 Taranaki Street And Buckle Street, Mt Cook, Wellington



General Headquarters Building (Former). Taken during Wellington's First World War Centenary commemorations .
Copyright: Heritage New Zealand. Taken By: Alison Dangerfield. Date: 18/04/2015.

List Entry Information

List Entry Status

Listed

List Entry Type

Historic Place Category 2

Public Access

Private/No Public Access

List Number

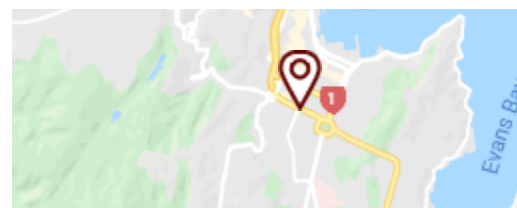
7518

Date Entered

13th June 2003

Date of Effect

13th June 2003



Google



Map data ©2021

Location

Extent of List Entry

Extent includes the land described as Section 90 Town of Wellington, Wellington Land District and the building known as the General Headquarters Building (Former) and its fittings and fixtures.

City/District Council

Wellington City

Region

Wellington Region

Legal description

Sec 90 Town of Wellington, (Crown Land Set Apart for Defence Purposes in the City of Wellington, NZ Gazette 1985, p.4089), Wellington Land District

Summary

This historic place was registered under the Historic Places Act 1993. The following text is from an upgrade report by Helen McCracken 3 November 2009.

The General Headquarters [GHQ] Building (Former), [also referred to in this report as the GOC (General Officer Commanding) Building,] is located on Section 90, City of Wellington, on the south-east corner of Taranaki and Buckle Streets. The building was completed in 1912 and is probably the oldest existing military administration building remaining in New Zealand. It is important as the earliest remaining symbol of 150 years of military history associated with the Mount Cook site.

Prior to the arrival of Colonial settlement in Wellington, Mount Cook was the site of the Rangitane pa, Pukeahu. Following the arrival of the New Zealand Company in 1839, whose policy it was to reserve every tenth section of Wellington for Maori, the land around Mount Cook was reserved for Te Aro iwi. In 1850 13 acres of land was granted to the Ordnance Department of a Government Reserve for the mounting guns and military storage, by Lieutenant Governor Eyre of New Munster province. The Crown bought Sections 89 and 90 on 24 March 1874, purchasing the land from Maori for £500. By 1882 Defence Department buildings (artillery barracks) were erected on Section 90.

The strategic location of Mount Cook was important to early Wellingtonians as they were wary of a Maori attack and wanted a defensive position over the town. In 1871 a grand gaol, replacing an old wooden prison, was planned but only partially completed on the summit of Mount Cook. The building instead served other purposes and the front part of the 'gaol' was used by the General Officer Commanding as a headquarters from 1903. In 1911, artillery barracks on the corner of Taranaki and Buckle Streets were demolished to make way for what is now known as the General Headquarters Building (Former). It was designed to house the Director of Stores' offices and was probably also used as a clothing store.

Designed in the Government Architect John Campbell's offices in the Edwardian Baroque style, the building is an important representative example of early twentieth century architecture. The authenticity of the street facades (apart from decoration that has been lost at roof level following the 1942 earthquake) is high. The building complemented the architectural style adopted for all buildings constructed on Buckle Street in the late nineteenth and first decade of the twentieth century. These aimed at commonality of style, sharing features such as the use of bricks as a building material, the majority of which are likely to have been made by convicts from the Mount Cook gaol.

In the mid 1920s the site of Mount Cook was chosen for the Dominion Museum, Art Gallery and War Memorial. As the old gaol was to be demolished the Army headquarters had to be relocated. By 1929 the Defence stores had moved to Fort Dorset, and the Director of

Stores' office building, which was used to store base records from 1923, was taken over by the Defence Headquarters. When the army renovated the building for their relocation they used materials from the old gaol to create partitions. This reuse of materials adds to the time depth of the General Headquarters Building (Former). Defence Headquarters remained in the building until 1938 when it moved temporarily to Featherston Street until the new Departmental Building was completed on Stout Street in [1940]. The General Headquarters Building (Former) remained in the army's ownership until 1962, when ownership was transferred to the Ministry of Works (MOW) but was leased to various organisations including the Health Department Education Branch from 1948-1979. From 1979 the building was leased to the Department of Internal Affairs and was used for storage and as a Conservation Laboratory by the Museum into the mid-1980s. The building was returned to the New Zealand Defence Force in 2002.

Today the building forms a landmark on the corner of a busy intersection. Together with the historic Mount Cook Police Station (1894), the buildings form a pair of buildings anchoring the military history of the area into the modern urban landscape.

Assessment criteria

Historical Significance or Value

This historic place was registered under the Historic Places Act 1993. The following text is from the original Historic Place Registration Proposal report 2003 considered by the NZHPT Board at the time of registration.

Historical Significance:

It is the oldest general administrative military building left in Wellington and, from 1929 to 1938, it was the temporary home of the General Officer Commanding for the Army. Although the present headquarters soon superseded it, this period of use elevates the status of the building. In addition, the long military association with the land and the circumstances of its acquisition imbues it with further historic interest.

The Departmental building on Stout Street which took over the role as the army headquarters in 1945 continues with this role today. It is registered as Category II. This building is the only building on the Register that was, and still is, directly associated with military planning and organisation at the national level. However, the GOC Building in Buckle Street predates the Departmental Building by 29 years. Therefore, the GOC building is the only example of a place directly associated with these organisational and administrative functions of the army on a national level which predates the second world war.

Although no major decisions were taken in this building its place in the military history of Wellington is important.

This historic place was registered under the Historic Places Act 1993. The following text is from the original Historic Place Registration Proposal report 2003 considered by the NZHPT Board at the time of registration.

Archaeology:

Wooden barracks were built for the NZ Permanent Artillery c.1882 which were pulled down to build the present building in 1911. There is potential for archaeological features of these buildings and artefacts from army use of the barracks to remain under the present GOC building and its surrounding area.

Therefore, in the absence of early British Army wooden barracks the brick replacement building, 1911, with its Coat of Arms above the door, is the sole remaining structure which has the age and presence to link an extensive history of the location.

Architectural:

Although 'utilitarian' in design it is important as a representative example of early 20th century architecture in the Edwardian Baroque style, of which few remain in Wellington. The authenticity of the street facades (apart from decoration that has been lost at roof level) is high. Its significance is how it complemented the architectural style adopted for all buildings constructed on Buckle Street in the late 19th and first decade of the 20th Century aimed at commonality of style including the use of bricks made. Also it was designed to create a balance with the truncated tower constructed in 1907/08 as a part of the Drill Hall (former) on the northern side of Buckle Street and corner of Taranaki Street.

This historic place was registered under the Historic Places Act 1993. The following text is from the original Historic Place Registration Proposal report 2003 considered by the NZHPT Board at the time of registration.

(a) The extent to which the place reflects important or representative aspects of New Zealand history:

The building is representative of a particular aspect of military history not often recorded. Its functions were administrative which places

it in different class of military building from a store, a barrack or a drill hall.

The site was used for barracks from 1882 when the NZ Artillery was formed. An important aspect in military history.

(b) The association of the place with events, persons, or ideas of importance in New Zealand history:

Events:

1913 strike. The GOC building is one of a few permanent reminders of this event. The building housed special constables enlisted to reinforce the regular police.

Also the building may have been used as an assembly point for the Samoan Expeditionary Force. But more important decisions relating to this campaign were taken elsewhere.

People:

John Campbell became Government architect in 1909 and was in charge of the architectural design of government buildings in New Zealand (including the GOC building) until his retirement in 1922.

Campbell successfully established Edwardian Baroque as the official architectural style for government buildings in New Zealand in the early twentieth century. This style established for government buildings by Campbell, was not adopted by his successor therefore any remaining buildings in New Zealand are unique to his period of work. Although many have now been demolished, probably more examples of his work are known to New Zealanders, although anonymously, than buildings designed by any other architect.

Ideas:

The site of this building has a long government and defence history (both Maori and European) and is part of the wider area of Mount Cook which had a military presence from c.1850. That longevity of association and continuity of use is remarkable by New Zealand standards.

Other ideas are shown in the technological skills used to make modifications to earthquake prone buildings.

(c) The potential of the place to provide knowledge of New Zealand history:

The site has historical value as there were buildings built prior to 1900 whose subsurface remains have potential to provide information on the early use of the area.

(f) The potential of the place for public education:

By looking at the GOC building and the surrounding Mount Cook area a visitor could picture the historic military landscape. Also the presence at the other end of Buckle Street of the Mount Cook Police Station by complementing each other reinforce the military use of the landscape to the general public.

(g) The technical accomplishment or value, or design of the place:

Although not the best example of the Baroque style it was designed to fulfil a utilitarian purpose and when regarded in its urban context it complements the contemporary former police building on the corner of Buckle and Tory Street.

It is its association with a long period of military history and its uniformity in architecture with other (mostly now demolished) buildings on Buckle Street, which make it significant.

(h) The symbolic or commemorative value of the place:

A continuous military presence on the building's site, c.120 years, is unique in the history of New Zealand and therefore solicits acknowledgement in terms of historic merit.

(j) The importance of identifying rare types of historic places:

This building is important as it is the oldest building in New Zealand which housed the army headquarters. It predates the present building on Stout Street which took over the role in 1940 which is registered at Category 2.

(k) The extent to which the place forms part of a wider historical and cultural complex or historical and cultural landscape:

The building has some townscape value, anchoring the historically important block of land known as Mount Cook in a similar way to that of the former Mount Cook Police Station at the other end of Buckle Street.

The surrounding landscape of the GOC building (the Mount Cook area) has a long government and defence history (both Maori and European). The recognition by Maori that this was a good defence location (site of Rangitane pa) was also identified by Lieutenant George Bennett in 1844 who hoped to build a barracks. There has been a military presence on Mount Cook since c.1850. That longevity of the military association and continuity of use of the Mount Cook area is remarkable by New Zealand standards.

Links

Associated List Entries

[Tasman Street Wall](#)

Former use

[Defence - Ordnance Store](#)

Construction Professionals

Campbell, John

John Campbell (1857-1942) served his articles under John Gordon (c1835-1912) in Glasgow. He arrived in Dunedin in 1882 and after a brief period as a draughtsman with Mason and Wales joined the Dunedin branch of the Public Works Department in 1883. His first known work, an unbuilt design for the Dunedin Railway Station, reveals an early interest in Baroque architecture.

In November 1888 Campbell was transferred to Wellington where in 1889 he took up the position of draughtsman in charge of the Public Buildings Division of the Public Works Department.

He remained in charge of the design of government buildings throughout New Zealand until his retirement in 1922, becoming in 1909 the first person to hold the position of Government Architect. Government architecture designed under his aegis evidences a change in style from Queen Anne to Edwardian Baroque. His best-known Queen Anne design is the Dunedin Police Station (1895-8), modelled on Richard Norman Shaw's New Scotland Yard (1887-90). Among his most exuberant Edwardian Baroque buildings is the Public Trust Office, Wellington (1905-09). Although Campbell designed the Dunedin Law Courts (1899-1902) in the Gothic style with a Scottish Baronial inflection, he established Edwardian Baroque as the government style for police stations, courthouses and post offices throughout New Zealand. In 1911 Campbell won the nation-wide architectural competition for the design of Parliament Buildings, Wellington. Although only partially completed, Parliament House is the crowning achievement of Campbell's career.

Additional information

Historical Narrative

This historic place was registered under the Historic Places Act 1993. The following text is from the original Historic Place Registration Proposal report 2003 considered by the NZHPT Board at the time of registration. Information in square brackets indicates modifications made after the paper was considered by the NZHPT Board.

History of the place:

Prior to the arrival of European settlement, the Rangitane pa, Pukeahu, occupied the site of Mount Cook. Following the arrival of the New Zealand Company, 1939, the land around Mount Cook was reserved for Te Aro iwi as part of the Wellington Tenths. The New Zealand Land Company, which was established in 1839, released a prospectus of lands for sale in town and country sections which included references to land which would be distributed to chief families of the iwi from which the land was originally purchased. The integration of Maori reserves into Wakefield's colonisation theory were designed to promote amalgamation with the settlers. They were called Wellington Tenths as every tenth section in the proposed town plan was to be allocated to Maori. The official military significance of Mount Cook began in February-March 1844, when Lieutenant George Bennett, Commanding Officer of the Royal Engineers, was in Wellington. He wrote to the Colonial Secretary requesting that a Crown Grant be made to the Ordnance Board of Maori Reserve land in Wellington for the purpose of building a barracks. It appears to be the case that Bennett wanted the top of Mount Cook, but since there was already a prison there (probably later destroyed in 1848 earthquake) the Colonial Secretary suggested alternative sections in Thorndon. The strategic location of Mount Cook was important to early Wellingtonians as they were wary of a Maori attack and wanted a defensive position over the town.

The Ordnance Department was granted a Crown Grant on 9th May 1850 for 5.26 hectares of the domain on Mount Cook for the Military; at this point it did not include Section 90 the area where the [GHQ] building was later built. There is sufficient evidence here to support the claim of the Army Association that the Mount Cook area has had a military presence since the early days of the Wellington settlement. This presence goes back at least 150 years. Records show that a military barracks was built on top of Mount Cook for the Royal Engineers c.1850. This barracks remained until c.1877, during which time it billeted the 65th regiment. A new barracks was built on the corner of Taranaki and Buckle Street c.1882. This area of land was not in the original area gazetted for defence purposes in 1850 nor was it incorporated in an 1867 plan which shows Section 90 as still part of a Native Reserve and not incorporated into the 5.26 hectares granted to Defence. However, the Crown bought sections 89 and 90 on 24th March 1874, purchasing the land from Maori for £500. There is no title available but Land Information New Zealand issued a Gazette for Section 90 in 1985.

The wooden barracks constructed by the British Garrison were on the site from c.1882 to 1911. The building date has been inferred from changes to the Army's structure. Until 1910, this comprised a Volunteer Militia set up under the Militia Act of 1858, and consisting of Infantry, Cavalry and Artillery. Of this group, the Artillery were placed on a regular footing in 1882, coinciding with the outbreak of the Russian Scare, and acting on Colonel Scratchley's report on coastal defences of 1880. The 1882 date would appear to confirm the building of the 'Permanent Artillery barrack' on the corner of Buckle and Taranaki Streets. Also that year [is when] it first appears on an official map. The Permanent Artillery was housed at this site until the outbreak of the South African (Boer) War in 1899. From 1891-1899 the outstanding master gunner George Spafford Richardson (later General Sir George Richardson) was located in the barracks. He commanded the New Zealand forces in England in World War One, who became famous for defending Antwerp with a handful of men from the Royal Navy Division.

The wooden barracks were demolished and replaced by The Defence Stores Office building in 1911/1912. The soldiers were moved to new brick barracks on Mount Cook. The whole Mount Cook area was intimately related by the use of brick. Bricks were made by prisoners at the gaol until 1920. These bricks were marked with a prison arrow which can be seen in the walls of the Mount Cook Police [Station]. Although none could be seen on the inside and outside of the [GHQ] building it has been suggested that the part of the brick stamped with an arrow would have been on the top surface, built into the wall, rather than the visible sides of the brick. The [GHQ] building was [designed] as a reflection of the other buildings on the street and built in sympathy with their utilitarian style. These contemporary buildings used for military administration [in the] Mount Cook complex and Buckle Street have since been destroyed, leaving [the GHQ Building] the oldest existing military administration building in Wellington. It is the oldest [GHQ] headquarters as it predates the present building in Stout Street. The building represents over 120 years of military history on [the] site.

A report in the Appendices to the Journals to the House of Representatives dated September 1912 records that a clothing store in brick had been built and that an office for the Director of Stores and his Clerical Staff was being erected 'to replace the old and unsanitary premises previously occupied, and which were originally erected by the imperial troops some sixty years ago.' This suggests that the offices were built on the old artillery barracks. However, this building was erected in 1912, whereas the plaque on the [GHQ] building states 1911. However, the building could have fulfilled both these purposes - as a store and as offices. It could have been built in two stages and in 1911 a plaque was placed to commemorate the first [Buckle Street] part of the building. A clothing store was needed to 'ensure the safety, and to facilitate the handling, of the large supply of clothing and miscellaneous stores required for the equipment of the Territorial Force and Senior Cadets.' The presence of a winch on the Buckle Street side of the building suggests possible use of the upper floor for stores. The Military Stores Department was created in 1855 and [was] present on Mount Cook from 1856. In 1929 the Defence Stores moved to Fort Dorset leaving their building vacant. A fire in Wellington Archives 1955/56 destroyed many of the files related to this building, leaving gaps in the information available.

Designed [by] the Government Architect John Campbell's offices in the Edwardian Baroque style with the segmentally arched hood moulding over the main door on Buckle Street, with the legend 'GR V 1911' below it, [the building] is a reminder of this Baroque preference which became very much identified with the British Imperial Tradition. There is also a Royal Coat of Arms directly above this arch. The building is important as a representative example of early 20th century architecture in the Edwardian Baroque style that was Campbell's speciality. The authenticity of the street facades (apart from decoration that may have been lost at roof level) is high. The building complemented the architectural style adopted for all buildings constructed on Buckle Street in the late 19th and first decade of the 20th century, aimed at commonality of style including the use of bricks likely to have been made by prisoners from the Mount Cook gaol. It also was strong enough to withstand a series of earthquakes, particularly the one in 1942. After the 1942 earthquake the building was shorn of much of its external decoration and, in more recent years, it has provided a place to hang large billboards for Taranaki Street traffic.

The [GHQ] building is one of a few, permanent remainders of the 1913 Maritime Strike, which began as a dispute of trivial origin (a complaint by Shipwrights about travelling time) that escalated into a determined battle between the Employers Federation and the Union of Federated Labour (UFL). A stop work meeting was held at 8am on October 22nd 1913 by the waterside workers union and by

10am their jobs had been filled by Union men. Riots broke out between the strikers, 'Red Feds' who only had stones as weapons and The Specials who were on horseback with batons. On November 3rd a serious riot broke out near Buckle Street. The building housed Special Constables, mostly farmer's sons, enlisted to reinforce the regular police.

A meeting was held at Garrison Hall, Buckle Street, to form a new waterside worker's register which was signed under the protection of 'Specials'. On December 8th the new union, 2000 strong, invited the old union to join of which 300 responded, which confirmed to the strike leaders that they had lost. The strike was called off on December 20th 1913. However, there was a longstanding bitterness over the strike by the workers.

The Defence Headquarters had previously occupied the unpopular huge brick building on [the] top of Mount Cook, originally begun as one wing of a prison in 1882 and not designed to house offices effectively. It occupied the old gaol from 1903 until forced to leave in 1929, as the building was demolished (1931) to make way for the construction of the Dominion Museum and War Memorial on the site, opened 1936. As a result, the headquarters were relocated to the former Defence Stores building. The General Officer Commanding the Army (otherwise known as Defence Headquarters) was the occupant from 1929. The store building had to be reconditioned for the Defence Headquarters at the estimated cost of £884. Timber was reused from the old Head Quarters on Mount Cook and in hindsight it would have been cheaper to purchase new timber. However, the reuse of partitions from the old HQ building adds significance to the [GHQ] building's use. The actual costs for alterations were considerably higher at £1461.11.3. This meant from 1889 through to 1929 the military regained its old position on top of the hill in addition to its new position at the bottom of the hill, then, when the building of the former National Art Gallery and Museum began, the military once again had to retire to the bottom of the hill.

The Defence Headquarters moved from its Buckle Street premises to the ground floor of Featherston Street on 20th April 1938. They later moved in 1945 to the newly built Departmental Building, Stout Street. The Defence Headquarters are still located in the Stout Street in 2003. The [GHQ] building was described as 'unsuitable and inadequate' by Lieutenant Colonel Quartermaster General to the Sea on November the Ninth 1934. It underwent a series of alterations during the GOC Headquarters' residence in the building.

Since the [GHQ] use of the building there have been a variety of occupiers. After the Government Accommodation Board [used] the building as offices in 1947 it was leased for a long period to the Health Department Education Branch. They used the building from 1948-1979 and it has been suggested that the upper floor of the building was used as a dentistry clinic. In 1962 the ownership of the building was transferred to the Ministry of Works (MOW) at the book value £4954. After the Health Board the building was leased by the Department of Internal Affairs, who used the building for Museum use (storage) under MOW department conditions (which limited numbers in the building) initially on a four year term. From 1983 the Internal Affairs occupancy continued on a monthly basis. It is not clear when Internal Affairs finally vacated the building.

In 2002 Land Information New Zealand transferred the building back to the ownership of the Defence Force who owned the land. Today the building is empty except [for] occasional use by Naval Cadets. In 2003, the building is undergoing a city council review of possible earthquake prone buildings to assess its future.

The [GHQ] building forms a landmark on the corner of a busy intersection. Together with the Buckle Street Police Station, the buildings form a pair of contemporary early 20th century buildings anchoring the military history of the landscape into the modern urban environment.

Physical Description

This historic place was registered under the Historic Places Act 1993. The following text is from the original Historic Place Registration Proposal report 2003 considered by the NZHPT Board at the time of registration. Information in square brackets indicates modifications made after the paper was considered by the NZHPT Board.

Occupants & Dates:

1911/1912-1929 - Defence Stores Office

c.1929-1938 - Army HQ

1939-1946 - Discussions of the building's future after earthquake damage

1947 - Office for Government Office Accommodation Board

1948-1979 - Health Department Education Branch

1947-50 - Upper floor dentistry clinic for Technical College

1962 - Building transferred to MOW at book value (£4954)

1979 - Department of Internal Affairs occupy the building for Museum use (storage) under MWD conditions. (4 year term)

1983 - Internal Affairs occupancy continues on a monthly basis. It is not clear when Internal Affairs vacated the building.

2002 - Land Information New Zealand transfers the building back to Defence

2003 - New Zealand Defence Force Building unoccupied while earthquake risk assessed.

Current Use: Empty building on Defence land. Occasionally used by Naval Cadets.

Physical Description:

The [GHQ] building stands on the corner of Taranaki and Buckle Streets, a plain and solid structure that reflects its army origins. The technical accomplishment is shown in the design of the building which is Free Style "Blood and Bandages" of the period c.1895-1915 and preferred for public buildings by Campbell. Features of "Blood and Bandages" style which can be read in the exterior of the [GHQ] Building are contrasting colours and textures, e.g. brick and plaster where plaster is used for detailing quoins, architraves, sills, parapets and string courses, with plain red brick for the walls. Other features of the style are the frequent use of a number of window types of different shapes and sizes. In the case of this building, segmentally-arched windows with keystones are used on the ground floor, while square-headed windows, double hung with glazing bars in the upper sash only, are used on the first floor.

These red bricks laid in English bond (alternate courses of headers and stretchers), form the main structure material of the building, while plastered bands may indicate that there are concrete tie beams within the walls. The plan is L-shaped, the height is two storeys, and the main entrance is centred on the Buckle Street elevation. Decoration is subtle; it consists of panels of very shallow relief plaster work, with keystones emphasising the window heads. Windows are all timber and double hung, while over the door, an emblematic GRV 1911 is the only flourish in an otherwise very simple design. The stripped appearance of the building may be partly a result of the removal or loss of decorative work at roof level after 1942 earthquake.

When examined in the context of the surrounding buildings the L-shaped plan creates an enclosed compound with the earlier stores buildings and a narrow entrance with a cast iron gate on the south side of the Buckle Street part of the building. The building could have been built to create a defensive compound. A commemorative plaque in the corner of the parade ground is in honour of the first stone of a building on the site in 1907. Possibly the other 'L' shaped building at the other side of the compound which has since been demolished. The [GHQ] building and part of the garage are all that remains of this early compound. The idea that the military needed an area which they could defend has continued from the original barracks on Mount Cook which had defensive walls in case of Maori attack. By moving the Headquarters to Stout Street in 1945 and having offices in a building shared with other governmental ministries represented the end of this style of defensive structures. The character of this building and its inclusion in a defensive area had an important role in the 1913 strike not only did it provide safe housing for the "Specials" it kept the strikers out.

The roof is sheathed in corrugated iron (now rusty) and its form may indicate two stages of construction. This supports the AJHR report description of a clothing store and stores offices being built, suggesting two phases of building. The wing on Taranaki Street has a gabled roof, and it makes an awkward junction with the wing on Buckle Street which had a hipped roof. In addition, there is a change to plinth and window sill lines that indicate a staged construction, although architectural details between the two parts still match. It was designed to create a balance with the truncated tower constructed in 1907/08 as a part of the Drill Hall (former) on the northern side of Buckle Street and corner of Taranaki Street. Also it complemented the architectural style adopted for all buildings constructed on Buckle Street in the late 19th and first decade of the 20th Century which aimed at commonality of style including the use of bricks made [by prisoners from the Mount Cook gaol.]

Remaining evidence of the original use of the building as a storage facility is shown in a winch and large doorway on the upper floor of the Buckle Street building located over the driveway. The room behind this is large with high ceilings suitable for storage. Also the rear of the Taranaki Street side of the building has large double doors suitable for a cart and the entrance is slightly raised and reinforced with concrete. The interior has wooden floors and had been partitioned off for offices but at present has been opened out into a hall. This could have been similar to its original style and used for storage.

Adaptations to the building in late 1920s when it was converted into the GOC headquarters show that an effort has been made to elevate the status of a previous storage/office building to fulfil its new and more prestigious role. Art deco styles can be seen in unusual places such as the door to a secure room at the rear of the Taranaki part of the building. They are also recognisable as a pattern indented into the wall from the main entranceway up the small flight of stairs to the hallway. Features such as these give the building a 'grander' feel. Skylights were built which enabled a lot more light to enter the building making it much more pleasant environment in which to work. They may have been built due to the contemporary trend towards the use of sunlight as a health measure. The alterations complemented the Baroque style entranceway to give an important impression of the building. The signs on the doors altered as the building's role changed.

Notable Features

GOC building

Entrance way to the building

Coat of arms above entrance

Construction Dates

Original Construction

1911 - 1912

Other

1912 -

Date formally opened: Reported in September 1912 AJHR Defence report.

Modification

1929 -

Alterations to accommodate General Headquarters' staff. Many interior fittings such as partitions were reused from the Alexander Barracks.

Modification

1941 -

Internal alterations recorded until 1941 to facilitate the full potential of the building as a headquarters. Entrance way altered.

Modification

1942 -

Earthquake repairs. Remove brick arch and plaster the adjoining walls.

Modification

1943 -

Earthquake repairs. Demolish chimneys with top-hammer and replace with ones without. Demolish internal gable to the ceiling. Demolish all masonry above the first floor window head and replace with concrete bands.

Construction Details

Brick - possibly made by convicts who made bricks at Mount Cook brickyards until 1920s.

Completion Date

3rd November 2009

Report Written By

Helen McCracken

Information Sources

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Wellington City Council

Wellington City Council

Wellington City Council Heritage Building Inventory 2001 BUCK 5

Other Information

A copy of the original report is available from the NZHPT Central region office

Please note that entry on the New Zealand Heritage List/Rarangi Korero identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions.

Basin Reserve Historic Area

Sussex Street, Buckle Street, Ellice Street, Dufferin Street And Rugby Street, Wellington



Basin Reserve Historic Area, Wellington. View over the Basin Reserve from Mt Victoria. Image courtesy of www.flickr.com CC BY 2.0.

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List Entry Information

List Entry Status

Listed

List Entry Type

Historic Area

Public Access

Able to Visit

List Number

7441

Date Entered

10th December 1998

Date of Effect

10th December 1998



Location

Extent of List Entry

Extent includes the land described as Lots 1 and 2 DP 90475 (WN58A/615 and WN58A/616), Wellington Land District and the associated buildings, structures and sites thereon. Items include: Museum stand, R.A. Vance Stand, Groundman's Shed, Playing Oval & Picket Fence, Reid & Dempster Gates, Fmr Midland St Pats Cricket Clubrooms, Main Fence, William Wakefield Fountain, Toilets, Scoreboard, Play Area, Light Towers(3), Bank

City/District Council

Wellington City

Region

Wellington Region

Legal description

Lots 1 and 2 DP 90475 (WN58A/615 and WN58A/616), Wellington Land District.

Summary

The following text is from the original Historic Area Assessment Under Section 23 Criteria report presented to the Board Dec 1998:

The Basin Reserve Historic Area occupies an oval, formerly a rectangle, surrounded by the four streets which once formed Sussex Square - Buckle/Ellice, Dufferin, Sussex and Rugby Streets. In addition three main traffic arteries - Kent and Cambridge Terraces, Adelaide Road and Mt Victoria Tunnel - intersect with the Basin Reserve on the north, south and east sides of the ground respectively.

As an oval, the ground is oriented north-south with the cricket pitch block aligned along that axis. The R.A. Vance stand, the dominant feature of the ground, is, in a general sense, end on to the pitches. A long elevated bank defines the eastern edge of the ground and sits between the exterior fence and the perimeter of the playing surface. The playing surface is defined by a picket fence. Around the ground are scattered a number of buildings and structures.

Assessment criteria

Historical Significance or Value

The following text is from the original Historic Area Assessment Under Section 23 Criteria report presented to the Board Dec 1998:

HISTORICAL:

The Basin Reserve was first surveyed in 1840 for possible use as an enclosed shipping basin. That option was closed off when earthquakes lifted the land and in 1857 it was reserved for recreational purposes. Work began on draining it fully in 1863 and the first large-scale games were held that decade, with cricketers and the Caledonian Games Committee taking the leading roles. Considerable improvements were made during the 1880s. since then many structures and features have been added to the grounds. The Basin has been protected from encroachment by traffic and has for 130 years been a major venue for international, national and local cricket, as well as other recreational and cultural purposes.

The HP Act 1993 requires an historic area to meet three criteria:

(a) Contains an inter-related group of historic places:

The Basin Reserve has been little altered since it was set aside as a recreational reserve in 1857 and drained by prison labour early the

following decade. The principal alterations have been changes to the fences, boundaries and to buildings, but these have made only relatively minor changes to the overall shape of the grounds themselves. Indeed, one of the recurring features of the Basin Reserve's history has been the successful attempts by its supporters to resist pressure for making the grounds a thoroughfare for traffic.

The grounds contains a diverse range of inter-related buildings, structures and features. Such is the historic associations of the grounds that some structures are already registered by the Trust and one now functions as a cricket museum.

(b) Forms part of the historical and cultural heritage of New Zealand:

The Basin Reserve is one of New Zealand's most historic sporting grounds. Originally projected as the site for an enclosed basin for shipping until an earthquake lifted the land, the reserve has been used for the last 130 years as the venue for international, national and local sporting events. Although used for a variety of sporting and cultural events, the Basin is most closely associated with cricket.

(c) Lies within the territorial limits of New Zealand:

Established.

Historical Significance:

The Basin Reserve is one of the country's longest serving recreational grounds. It has been used for a vast array of purposes over the years, of which athletics, soccer, softball, marching, pipe band contests and cycling are just a small number. In that sense it has been the city's most valuable public reserve.

It is with cricket that the ground is most closely associated. The Basin Reserve is arguably New Zealand's most significant cricket ground. It is the oldest purpose-formed and longest serving test cricket venue in New Zealand and one of the oldest cricket grounds in the world. Only a handful of venues in England and Australia are older. Cricket is arguably the oldest international team sport in the modern world and was first played in New Zealand in the 1830s. In 1875, when the Wellington Cricket Association was formed, there were only nine English cricket counties in existence.

Primarily however it has been the home of Wellington cricket. Cricket has long been New Zealand's national summer sport and Wellington was the first province to form a cricket association. The Basin Reserve hosted its first cricket match in 1866, its first first-class game in 1876, and its first test match in the 1929/30 season.

The Basin Reserve has long been internationally recognised as a fine test cricket venue. To this point, 32 test matches have been held there and it has been the scene of some of the most remarkable events in the history of the game in New Zealand. Of those many events probably the most significant were New Zealand's first test victory over England in 1978, the (then) world record test batting partnership of Martin Crowe and Andrew Jones against Sri Lanka in 1991, John Reid's then world record of 16 sixes in 1962, and test victories by New Zealand over England, India (2), Sri Lanka, Australia, Zimbabwe and West Indies. There have also been 15 drawn tests and 10 losses. In the years since 1866, thousands of cricket games have been played at the Basin Reserve, from club to first-class fixtures, one-day games and test matches. The Basin Reserve has hosted 329 first class and international matches, the most (by two from Lancaster Park) by any ground in New Zealand. Early next year the Basin Reserve will become one of the only grounds outside the Melbourne Cricket Ground to host two tests in the same season in the 20th century.

The site also has historical significance for the early plans to form it into an inner harbour. The great natural phenomenon of the 1855 earthquake removed that opportunity but created a relatively level, open area and its potential as a playing field was quickly recognised, perhaps without being as swiftly realised. Since it was first used by sporting organisations the Basin Reserve has continually been the subject of efforts to improve facilities.

Particular events also add to the ground's great historical significance. Among those are the first public display of electricity in New Zealand in 1879, balloonist and parachutist Captain Lorraine's display in 1899 and the events of the 1913 Waterside Strike in adjacent Buckle St.

Individual buildings within the historic area have considerable significance. The picturesque Groundsman's Shed is now the oldest building associated with the Basin Reserve and an important link with earlier days in the ground's development.

The old pavilion was built in 1924-25 and has been a familiar Basin Reserve landmark. It has been used for 60 years as team changing rooms, clubrooms, storage, offices and ground entry, and more latterly as the home of the Cricket Museum.

The oldest structure of all associated with the Basin Reserve is the memorial to the man regarded by some as the founding father of Wellington, William Wakefield. It is a consistent feature in photographs of the ground taken from the early 1880s onwards until it was moved outside the ground when the present fence was built in 1917. The building of the bank in 1980-81 finally obliterated the view of the memorial altogether. The memorial is probably the first public monument built in Wellington to recognise the achievements of a locally significant citizen.

The following text is from the original Historic Area Assessment Under Section 23 Criteria report presented to the Board Dec 1998:

ARCHITECTURAL:

The Basin Reserve is made up of a number of structures that ring the perimeter of the playing arena. Most of these structures were built during the 1979-81 renovations of the ground and have relatively little significance as heritage buildings, although the R.A. Vance Stand is a fine example of a modern sporting facility. Four buildings/structures of considerable physical significance remain.

The most substantial of these is the Museum Stand, designed and built by the City Engineer's Department of the WCC. It remains in largely original condition, and in its main entrance, vestibule, stairs, and reception room, has some very fine spaces. It also contains the Edward Dixon clock, a relic from the Caledonian Stand, the previous occupier of the site.

The oldest structure associated with the ground is the Wakefield Memorial. It is most interesting for the method of construction used - prefabricated iron, finished with cement plaster. Its Grecian form is unusual in Wellington, although its townscape impact is much reduced from the days when it occupied a prominent position within the ground proper.

The Groundsman's Shed has always attracted considerable attention for its ornate Gothic decoration. Once a changing shed, the building has since been moved and much modified and added to. Its original interior has long gone, a flat lean-to was added to the south wall, and a replica gable added to the north side. Its physical significance is now confined to its exterior appearance.

The ground is enclosed by a fence which has remained largely intact since it was built in 1917. It is an attractive and lingering feature of the ground. Its construction was a key event in the gradual conversion of the ground to the smaller, more intimate arena it is today.

The following text is from the original Historic Area Assessment Under Section 23 Criteria report presented to the Board Dec 1998:

CULTURAL:

The outcry over the building of a motorway through the Basin Reserve, which began in the early 1960s and wasn't resolved until 1969, revealed the strong attachment that Wellingtonians had to the ground. The prospect of its loss evoked a sense of outrage that might be hard to match even today. The unusual circumstances of its original development, the odd street configuration that was required to accommodate the ground, plus its obvious amenity value, are all responsible for the strong connection and pride the city has with its oldest sporting ground.

Behind the protests about the possible loss of the ground there was also a strong feeling that there were, and still are, not enough open green areas in the city and that the Basin Reserve, occupying the key site that it does, makes a statement about the city's desire to provide as much open space as possible.

Wellingtonians remain sentimentally attached to the Basin Reserve, even if they do not go to the cricket in the numbers they once did, with the possible exception of one-day games. To the city, the ground represents a long and valuable heritage of recreation and leisure.

Links

Associated List Entries

[Basin Reserve Pavilion](#)

[William Wakefield Memorial](#)

Current use

[Civic Facilities - Club rooms/building](#)

[Civic Facilities - Grandstand](#)

[Civic Facilities - Sports Club Hall](#)

[Civic Facilities - Sports ground/green/pitch](#)

[Commemoration - Memorial - Early settler](#)

Former use

[Civic Facilities - Club rooms/building](#)

[Civic Facilities - Grandstand](#)

[Civic Facilities - Sports Club Hall](#)

[Civic Facilities - Sports ground/green/pitch](#)

[Commemoration - Memorial - Early settler](#)

Themes

[Sport](#)

Additional information

Historical Narrative

The following text is from the original Historic Area Assessment Under Section 23 Criteria report presented to the Board Dec 1998:

Historical Background:

The Basin Reserve was first surveyed in 1840 by Captain Mein Smith as the possible site of a sheltered inner mooring for vessels at the end of a canal. Little was then done to advance the proposal and when a huge earthquake raised much of the land around Wellington, including Te Aro, any thoughts of an inner harbour had to be abandoned. The name of the ground was derived from this initial proposal.

Basin Reserve was first set aside as a recreational reserve in 1857 but it was not until 1863 that work began on draining the land, by prisoners from the nearby Mt Cook gaol. Three years later, on 11 December 1866, the Basin Reserve was designated as the future home of Wellington cricket when a group of interested citizens formed a committee to turn the ground into a fit surface, with the help of the Provincial Council Board of Works. The first game of cricket was played on the ground on 11 January 1868, with a match between the Wellington Volunteers and officers and men of HMS Falcon.

In 1870 the lease of the Basin for sporting purposes was renewed to a committee of three men representing the major interests of the general public, the Caledonian Games Committee and cricketers. The Caledonian Sports was a major event in the 1860s and the ground was frequently used for this purpose. The Caledonian Sports Association built the first grandstand in 1868 and it was bought by the WCC in 1881. It remained in place until it was demolished to make way for the present Museum Stand.

The ground was secured for recreational purposes in 1873 when a Deed, signed by the Superintendent of the Provincial Council, vested the ground in the Wellington City Council "for such purposes of public utility." The deed stipulated that no thoroughfare was allowed to be built across the ground. The following year the ground was conveyed to trustees to be used for the purposes of a cricket and recreation ground.

Cricket was played among a few clubs until 1875 when the Wellington Cricket Association formed. The official first class match played by Wellington (v. Nelson) was held at the Basin Reserve on 18 March 1876.

One of the most extraordinary events in the history of the Basin Reserve took place in 1879 when electricity was publicly displayed in New Zealand for the first time, in the form, remarkably, of a floodlit game of soccer. The ground was lit by arc lights powered by a steam generator but it seems the engine came to a halt shortly before half-time and the lights went out. Interestingly, after 1884, footballers of all codes were banned from the ground for a time as cricket attempted to assert its prior claim to the ground.

Considerable improvements were made to the ground in the early 1880s. Until then the ground was "simply an old bog in the winter" and little better in summer. A culvert was built in place of a drain that had up until then divided the ground in two. The ground reopened in 1882.

The year 1882 also saw the erection of the oldest structure still associated with the Basin Reserve. Colonel William Wakefield, regarded as the first leader of the Wellington settlement, died in 1848 and almost immediately his friends began raising money to fund a memorial. However it was not until 1862 that the memorial - a small Classical temple - was ordered and shipped. It sat in Bethune and Hunter's yard until 1866 and thereafter in the WCC yard. Finally, in 1882, with most of those initially involved in the fundraising for the memorial long dead, the council decided to erect the memorial in the Basin Reserve on a small rise (possibly constructed for the purpose), overlooking the reserve that Wakefield hoped would become an inland harbour. A drinking fountain was placed in the memorial four years later. The memorial was later fenced in on both sides and stairs built from the ground. The memorial was a fixture in the ground until 1917 when the building of the present fence and a subsequent reduction in available space saw the memorial moved to a nearby site outside the fence. It has stayed there ever since. Over time the memorial has suffered decay and vandalism and been regularly repaired. The Wellington Regional Committee of the Historic Places Trust appealed for the monument to be restored in 1970. In 1991 removal of the Memorial to the Botanic Gardens was mooted by Richard Nanson, the Director of Parks and Reserves. The memorial is now less its fountain and plaque and in poor shape.

In 1884 another Deed of Conveyance from the Crown to the Wellington City Corporation confirmed the recreational purpose of the ground and implied the primacy of cricket over other sports at the ground. The Deed stated that the ground was to be "...forever used

for the purposes of a cricket and recreation ground by the inhabitants of the City of Wellington." This document has formed the basis of determining the purpose of the reserve ever since.

In 1899 the ground was witness to another remarkable event, an exhibition of ballooning and parachuting by the daredevil Captain Lorraine, of Auckland, who was described as an aeronaut and "The King of Parachutists". A huge crowd inside the ground and out watched the balloon take off and climb to about 700 metres but a slight breeze blew Lorraine a short distance away south-east and he was unable to parachute back into the ground as he had intended. He eventually abandoned his balloon above St Mark's Church and parachuted to safety in Wellington College.

The clock that is still a feature of the Museum Stand was presented in 1904 by the descendants of cordial manufacturer and cricket enthusiast Edward Dixon. It was originally housed in the Caledonian Grandstand and then relocated in the new stand. It has since lost its original mechanism and is now powered by an electronic device.

Prior to 1914 ground maintenance was divided between the WCA, which employed a groundsman and two assistants to look after the western side of the ground, and the WCC, which looked after the remainder. After that date the entire ground came under the control of the council and there was a marked improvement in the playing surface.

One of the most famous confrontations of the 1913 Waterfront Strike took place in Buckle St between Massey's Cossacks (farmers) and watersiders on 3-4 November. During the affray part of the Basin Reserve fence was damaged. Although repairs were made and turnstiles fitted to the entrance gates, the WCC remained under pressure to improve fencing and the Town Clerk asked the Superintendent of Reserves to estimate the cost of a new fence. It was considered too easy for people to avoid paying at the gate or to watch play over the fence.

Conscious of this and the somewhat untidy nature of the eastern side of the ground, the WCC finally 'took the plunge' in 1917 and made the necessary changes. It brought the fence line in some 6.3 metres all round and built a new fence - by and large the present one. The Wakefield Memorial was moved outside the fence, where it remains to this day. The present Caretaker's Cottage (then more than likely in use as changing rooms) was moved from half way down the southern boundary to its present site in front of the playarea. This was the first recorded reference to the playarea but it was almost certainly in place before this time. It would appear that not all the fence was completed at this time; a section remained undone on Rugby St and Sussex St. The following year, or shortly thereafter, the main entrance gates were built and they remain in place today.

Near the gates a men's convenience was built with twin facilities and separate entrances to allow the public to use the toilet both from within and outside the ground. When this toilet was actually built remains unknown. It was certainly in place by 1929 when major upgrading took place and is likely to have been built much earlier. The outside convenience was removed in 1997.

In 1934 tenders were called for the demolition and re-erection of the gates and fences. It is not clear why it was felt necessary to rebuild a substantial fence just 17 years old, but it may have been prompted by the never-ending difficulty in preventing people from watching the game from outside the ground, and the consequent destruction of plantings. However, due to financial exigencies, the process was abandoned. The following year the fence on Rugby St between Adelaide Road and Sussex St was rebuilt to match the rest of the fence. That year also saw one of the first recorded efforts by the WCA to get the ground turned into an oval and an embankment constructed on the eastern boundary. The WCC turned the request down and it would be another 43 years before it was finally approved.

In 1923 entries were called for a competition to design a new pavilion to replace the Caledonian Stand - its rundown state had been the subject of adverse comment from, among others, overseas cricketers. The winner of the competition was architect P.H. Graham, but the City Engineer's Department, which seemed to have never even heard of him and was less than certain about the suitability of his design, paid him the £100 prize and indicated that his involvement was at an end. The aggrieved architect pursued the Council for the contract to prepare working drawings and supervision of the work - the usual outcome of a competition of this nature - and even involved the New Zealand Institute of Architects in his case. Nevertheless his protests were rejected and a whole new stand was designed by the City Engineer's Department. The contractors were Higgins and Arcus Bros. and work began late in 1924, supervised by the City Engineer. The new stand was opened a year later at a cost of £16,710.

Four years later, in the 1929-30 season, New Zealand played the MCC in the first cricket test match held at the ground.

In 1953 the impending royal tour set off a flurry of activity at the ground. It was intended to drive a motorcade containing the royal party through the Basin Reserve to allow as many of the city's citizens a chance to see the Queen and Prince Philip. The Basin Reserve was regularly the subject of much criticism from the general public as well as from the sporting organisations which used the ground. This was their opportunity to get much hoped for improvements that had previously seemed unobtainable. The Council approved the building of an open air stand in front of the main stand, built a sealed road up to the picket fence to accommodate the royal cavalcade and retiled the gates. Contractor J.W. Bryan built 2000 seats on a concrete stand at a cost of just over £12,000.

Perhaps most surprisingly the Council approved huge expenditure on floodlights. The ground did have a tradition of floodlighting that extended beyond that extraordinarily early display at the Basin Reserve in 1879. In 1927 13 lights on poles were erected for athletics and cycling meetings and these remained in use for some years. The building of the new lights was linked to the royal visit but it is not clear if they were ever used for that purpose. They were certainly not needed by the ground's principal tenant, the WCA. Their erection was mainly due to deputations to the WCC by the Wellington Band Association and the Wellington Marching Association. The final cost of the lighting was nearly £7,000 and the lights were in place by the end of November 1953. By 1968 the lighting was being strongly criticised for its inadequacy, particularly by soccer officials (and goalkeepers!). Their last recorded use seems to have been about 1974. In 1979 one of the towers was dismantled to make way for the R.A. Vance Stand. Today the towers occupying the south-west and north-east corners are used as cameras positions for major cricket games.

There have been numerous schemes devised to use the Basin Reserve as a thoroughfare for road and rail traffic. The first serious threat to the ground came in 1897 when a plan was mooted by the WCC to extend Cambridge and Kent Terraces through the ground. The likely return from selling or leasing sections on Sussex Square (as the roads around the Basin Reserve were then collectively known) was sought. The "Father of Wellington" John Plimmer poured scorn on the proposal. However the idea did not go away. In 1909 builder George Humphries devised an ornate scheme that proposed raising the whole ground 10 feet and driving a subway beneath. His idea was politely declined by the WCC. In 1911 another scheme to run trams through the ground was floated but an analysis of the relative costs of the work indicated that it was prohibitive. In 1915 a Basin Reserve Bill was presented to Parliament in an attempt to get trams put through the ground. It also failed.

The greatest threat to the ground came in 1961 with the plan for the Ngauranga to Wellington motorway, funded by the National Roads Board, with no cost to Wellington ratepayers. The plan, which involved the destruction of most of the Basin Reserve with a six lane motorway, had already received initial council approval before being released to the public. All this despite the fact that the Deed of Conveyance of 1884 specifically ruled out the building of a thoroughfare through the ground. Although the WCC offered a new stadium on reclaimed land at Evans Bay, the response from the public was immediate. In a campaign of protest which rivalled the intensity of the [unsuccessful] attempts to save Bolton Street Cemetery, newspapers, community groups, sporting clubs and individuals registered their disapproval in very strong terms. An Evening Post editorial described the ground as "...a heritage that has become steadily more valuable with the passing of the years. It is absolutely irreplaceable." One correspondent to the paper described the ground as the "lung" of the capital.

The American consultants contracted to design the motorway, De Leuw Cather, presented their final report in 1963, still insisting that the Basin Reserve had to go. Although the Council adopted the scheme, it eventually gave way to constant criticism of the plan and asked the consultants to revise it. Although some parts of the plan were by then irreversible, the section dealing with the Basin Reserve was amended. The motorway threat was finally removed in 1967. In the meantime, in 1966, considerable work was done improving the ground, including refurbishment of the main stand.

In return for abandoning the motorway, an alternative scheme to move traffic more efficiently had to be devised. In 1969 it was announced that the Basin Reserve would become a huge roundabout and, to facilitate this, part of the reserve land at the corners of Rugby and Sussex St and Sussex and Buckle St would be shaved off. Work was underway by late 1972 and completed by September the following year. The fences were reinstated where required on the corners but the brick posts were not.

Arguably the biggest single change to the Basin Reserve came in 1979-1980. Funded by a windfall from the National Roads Board long needed improvements could finally be made. Throughout the life of the ground two of the biggest recurring complaints had been the lack of seating accommodation and the absence of proper social facilities for members, players and officials. In 1975 a plan for a redevelopment of the ground was commissioned by the WCC from Lovell-Smith Sullivan and Associates. This plan, accepted by the council, proposed, among other things, a multi-tiered stand (the "Soccer Stand") on the eastern side of the ground. The stand was considered largely impractical and in 1978 a greatly revised scheme was presented by the consultants. The brief called for:

- a) The resiting and reshaping of the playing field into an "oval" (actually a 150m diameter circle)...
- b) The provision of a picket fence round the new oval.
- c) The construction of a grass and tree-covered mound on the south-eastern side of the oval.
- d) The construction of new terraces below the existing stand on the north of the oval.
- e) The construction of a cricket pavilion/public stand in the north corner of the Reserve.
- f) The re-alignment of existing vehicular traffic ways within the Reserve.

This remained the essence of the scheme and is largely what can be seen today. The old custodian's house, the floodlight tower in the north-west corner, scoreboard and scorer's booth were to be removed. The Midland St Pats clubrooms were resited in front of the

children's playarea and extended, to designs by Michael Fowler. Work began late in 1978 and the ground was not ready until part way through the 1980/81 season. The ground was reopened with the New Zealand v. India test match, which New Zealand won. However such was the pressure on existing toilet conveniences a whole new toilet block had to be built at the southern end of the ground before the start of the following season.

As cricket has asserted its primacy, the range of sports and community activities at the Basin Reserve has been greatly reduced. However over its history the ground has been put to an extraordinary range of uses; among them - cricket, hockey, rugby union, rugby league, cycling, rifle battalion practice, brass band displays, dog racing, soccer, school sports, athletics, baseball, softball, military tattoos, lacrosse, open air religious services, concerts (opera in the Park most recently), Australian rules, scout and girl guide jamborees, firework displays, political rallies and ballooning.

In 1986, with interest in New Zealand's cricketing heritage growing, the Wellington City Council approved the establishment of a cricket museum in the main room underneath the old stand. The museum took up its lease from 1 December that year, with an annual rental of \$1000. The museum was immediately successful and continues to this day. In the manner of a number of some Australian grounds it was decided, in 1988, to name the northern and southern gates after two of Wellington (and New Zealand's) most distinguished cricketers, C.S. Dempster and J.R. Reid.

In 1991, history was again made at the ground when it was witness to the then world record test batting partnership, for any wicket, between Martin Crowe and Andrew Jones, who scored 467 against Sri Lanka.

By the early 1990s the future of Wellington's major sporting grounds was under great public scrutiny. With a consensus forming that Wellington could not support more than one major sporting stadium the search was on for the best site to build a multi-sport facility. Considerable interest was shown in a scheme to turn the Basin Reserve into the principal sporting ground in Wellington, but in the end the limited space available and particular charms of the ground in its present form shifted attention elsewhere. The Basin Reserve will remain Wellington's test cricket venue. The ground itself has had no major changes since the early 1980s, although, in keeping with history, the WCA continues to press for improvements.

Physical Description

The following text is from the original Historic Area Assessment Under Section 23 Criteria report presented to the Board Dec 1998:

ARCHITECTURAL:

A number of buildings and structures are located within the Basin Reserve. Some are historic and most are of more recent vintage built during the 1979-81 renovations of the ground. The historic structures are The Old Pavilion, 1924-25, which now houses the Cricket Museum, registered Category II; the Groundsman's Shed, a Carpenter Gothic Victorian building of which only the exterior is now of any significance, not registered; and the William Wakefield Memorial (built in England in 1862) and erected in the Basin Reserve in 1882, Category II.

Architectural Description:

Around the ground are scattered a number of buildings and structures:

The R.A. Vance stand is a single tier stand with three levels of offices, bar, reception rooms, kitchen, changing rooms and indoor nets. The distinctive feature of the stand is the multi-gabled roof, which also houses media viewing areas. There is a further media centre - the Arthur H. Carman Room - located within the stand proper. A viewing room for the batting side is located in a separate structure alongside the eastern side of the stand. In front of this stand and stretching as far as the south end of the ground is tiered embankment seating.

A short distance to the south-west is the Museum Stand. Again it is a simple one-tiered stand, built of reinforced concrete with a corrugated iron roof. The main entrance is on Sussex St, although no longer in use. This entrance leads into a vestibule with ticket booths on both sides and a sweeping staircase leading to the top floor. Behind the staircase, doors lead to a corridor which links with the rear of a reception room, which now houses the Cricket Museum, and which also leads to other storage rooms, only one of which is presently in use. Access to a men's toilets and changing rooms beneath (the latter now largely used for storage) is via an entrance on the north side of the stand. A women's toilet is also located on that side of the stand. There is another men's toilet on the south side of the stand and a stand-alone concrete block women's toilet alongside.

To the south of the Museum Stand is the former Midland St Pats clubrooms. It is a simple single storey neo-Colonial style building, timber framed and clad with a corrugated iron roof. It sits in front of the children's play area, in the corner of which is one of the three remaining floodlighting towers.

Located against the Rugby St fence is the Groundsman's Shed. This single storey timber clad building has a distinctive Carpenter

Gothic design complete with richly decorated gables. The interior of the building is modern, while a flat lean-to to the south bears no stylistic relationship to the main part of the building. A women's toilet occupies the north gable.

Along the southern boundary of the park are, from west to east, the J.R. Reid gates, the scoreboard and toilets.

The gates are, like their counterparts at the northern end, made up of simple brick and cement plastered piers and walls topped with a roof.

The scoreboard is a steel framed and timber and metal clad structure, rectangular in shape, with a scorers' booth beneath. The main score and wickets fallen are presented electronically, the remainder on metallic screens.

The concrete block toilet has male and female conveniences and a flat roof used for cricket viewing by some patrons.

The eastern side of the ground is dominated by the bank, which is grassed all the way along, with the exception of some brick edged seats in the very middle. At each corner of the ground are the other two floodlighting towers.

The northern end has two structures before the eastern end of the R.A. Vance stand. The first is a brick and cement plastered open air toilet, the back of which forms part of the ground's exterior fence. A short distance west are the C.S. Dempster gates.

The ground is encircled by a fence largely consisting of evenly spaced piers constructed of brick and finished with cement render infilled with vertical timbers fixed to horizontal studs. The fence on the westerly corners now has only timber posts after the fence was moved in to accommodate changes in roading. Other parts of the fence have been replaced with netting and steel gates.

Outside the ground proper on the eastern side is the William Wakefield Memorial. It is surrounded by seal but sits between the footpath and fence. It is steel framed with a cement render finish to resemble a masonry structure. There are eight columns, surmounted by a dome, with (until recently) a fountain and plaque in the middle.

Construction Dates

Completion Date

1st October 1998

Report Written By

W. Nelson and G. McLean

Other Information

A copy of the original report is available from the NZHPT Central Region office

Please note that entry on the New Zealand Heritage List/Rarangi Korero identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions.

Historic Area Place Name

Basin Reserve Bank
Basin Reserve Pavilion
Former Midland St Pat's Cricket Clubrooms
Gates (J.R. Reid Gate & S.C. Dempster Gate)
Groundsman's Shed
Light Towers (3)
Main Fence
Play Area
Playing Oval & Picket Fence
R.A. Vance Stand
Scoreboard
Terrace Seating
Toilets (South End)
William Wakefield Memorial

Basin Reserve Pavilion

Sussex Street, Basin Reserve, Wellington



Basin Reserve Pavilion.
Copyright: NZ Historic Places Trust. Taken By: Anika Klee. Date: 14/05/2009.

List Entry Information

List Entry Status

Listed

List Entry Type

Historic Place Category 2

Public Access

Private/No Public Access

List Number

1339

Date Entered

18th March 1982

Date of Effect

18th March 1982



Location

Extent of List Entry

Extent includes part of the land described as Lot 1 DP 90475 (RT WN58A/615), Wellington Land District and the building known as the Basin Reserve Pavilion and its fittings and fixtures.

City/District Council

Wellington City

Region

Wellington Region

Legal description

Lot 1 DP 90475 (RT WN58A/615), Wellington Land District

Location description

Included in the Basin Reserve Historic Area (Register no. 7441).

Links

Associated List Entries

[Basin Reserve Historic Area](#)

Former use

[Civic Facilities - Sports ground/green/pitch](#)

Themes

[Sport](#)

Construction Professionals

WCC Engineers Dept.

No biography is currently available for this construction professional

Additional information

Physical Description

The Basin Reserve Pavilion is a simple, one-tiered stand, built of reinforced concrete with a corrugated iron roof. The main entrance is on Sussex Street. This entrance leads to a vestibule with ticket booths on both sides and a sweeping staircase leading to the top floor. Behind the staircase, doors lead to a corridor which links with the rear of a reception room, which houses the Cricket Museum, and which also leads to other storage rooms. Access to men's toilets and changing rooms beneath is via an entrance on the north side of the stand. There is another set of men's toilets on the south side of the stand. It remains in largely original condition, and in its main vestibule, stairs, and reception room, has some very fine spaces. It also contains the Edward Dixon clock, a relic from the Caledonian

Stand, the previous occupier of the site.

Construction Dates

Original Construction
1924 -

Other Information

Please note that entry on the New Zealand Heritage List/Rarangi Korero identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions.

William Wakefield Memorial

Basin Reserve, Mt Cook, Wellington



William Wakefield Memorial, Basin Reserve, Wellington. The Memorial is located on the eastern end of the embankment within the perimeter fence of the Basin Reserve.

Copyright: Heritage New Zealand. Taken By: Anika Klee. Date: 14/05/2009.

List Entry Information

List Entry Status

Listed

List Entry Type

Historic Place Category 1

Public Access

Able to Visit

List Number

1441

Date Entered

22nd June 2007

Date of Effect

22nd June 2007



Google

Location

Extent of List Entry

Registration includes the memorial, the fountain, its surrounds, the steps and associated land with a curtilage of four metres from the centre of the memorial. The associated land is part of the land comprised in RT WN58A/615.

City/District Council

Wellington City

Region

Wellington Region

Legal description

Lot 1 DP 90475 (RT WN58A/615), Wellington Land District

Location description

The William Wakefield Memorial is located on the eastern end of the embankment within the perimeter fence of the Basin Reserve in Wellington. Included in the Basin Reserve Historic Area (Register no. 7441).

Summary

The William Wakefield Memorial, located on the eastern end of the embankment within the perimeter fence of the Basin Reserve, commemorates William Wakefield, a key official of the New Zealand Company and a significant figure in the European colonisation of Wellington, and indeed, New Zealand.

Wakefield, who arrived in New Zealand in 1839, negotiated land purchases from Maori on behalf of the Company, and assisted in laying out the new settlement of Wellington. On his death in 1848 a group of Wellington residents, including a number of prominent men, decided to erect a monument to his memory.

The memorial, which was a Greek-like temple comprised of 8 pillars and a decorative freeze, appears to have been ordered in the early 1850s. For various reasons, including the lack of a suitable site, it was not immediately erected, and was instead stored for a number of years. In 1866 it was removed to a Wellington City Corporation yard. It was not until 1882 that a decision was made to erect it within the Basin Reserve, the city's premier sporting and municipal facility.

The structure functioned primarily as a memorial, however on the addition of a drinking fountain in 1886 it was also a useful public amenity. In time it became a distinctive and well-known feature of the Basin Reserve.

In 1917 it was moved outside the ground as part of wider renovations. From this time its condition deteriorated, though minor repairs were undertaken on a few occasions. The memorial was sandblasted and painted in 1974 but the fountain, which was not working by this point, was later removed. This work did not halt the memorial's physical decline. It was not until 2004 that the Wellington City Council allocated funding for a comprehensive restoration project, which included relocation within the boundaries of the Basin Reserve close to its original site. This work was undertaken in 2006. The memorial has now been fully restored and painted, structural issues have been addressed, and the drinking basin has been reinstated.

The William Wakefield Memorial is a rare example of a memorial erected prior to 1900 to commemorate the early settlers and settlement of New Zealand. Ordered in the 1850s, commemorating early settlers and settlement by way of erecting of monuments was uncommon even by the time of the memorial's erection in 1882. Most memorials to early settlers and settlement were erected after 1900 - often prompted by events such as centenaries. The memorial is also significant for its aesthetic, architectural, scientific and technological values; of an uncommon construction the style of the memorial is also unusual, with obelisks or statues more commonly used to commemorate individuals. The Memorial is also significant for what it tells of Wellington's and New Zealand's history. William

Wakefield, although historically a controversial figure was, as a representative of the New Zealand Company, an important figure in the early European settlement of Wellington and New Zealand more generally. Finally the memorial has cultural significance as it is the oldest feature in the Basin Reserve, and has been witness to over one hundred years of local, national and international sporting events and activities.

Assessment criteria

Historical Significance or Value

The William Wakefield Memorial commemorates Colonel William Wakefield, the Principal Agent of the New Zealand Company and an important figure in the development of European colonisation of Wellington, and New Zealand as a whole. The delay in the erection of the memorial adds to its historical significance, as it is telling of changing attitudes to Wakefield and the New Zealand Company between the 1850s and 1880s. In this way the structure memorialises not only an individual, but a set of events and ideas arising from this colonisation that are critical to the historical narrative of New Zealand from the early nineteenth century to the present.

The memorial is a good example of Victorian classical architecture, which employs pre-fabricated materials, principally concrete and cast iron. It has technical and scientific value through its use of pre-fabricated materials that, while not rare in New Zealand, are unusual when applied to the construction of monuments. The structure itself contains architectural and aesthetic interest for its well-balanced Greek temple-like formation, which is unusual in Wellington. The style of the memorial is also uncommon, with obelisks and statues being the more common choices to commemorate individuals.

The memorial is the result of public esteem for an individual who played a key role in the European colonisation of Wellington and New Zealand, and while his reputation has changed over time, this memorialising function has continued, affording the structure an on-going sense of social and cultural value. Its presence as the oldest physical feature of the Basin Reserve, a sporting and municipal facility of considerable local and some national value, enhances these values.

(a) The extent to which the place reflects important or representative aspects of New Zealand history

The memorial provides a direct link to the origin of New Zealand's colonisation by European settlers through its commemoration of William Wakefield, the Principal Agent of the New Zealand Company.

(b) The association of the place with events, persons, or ideas of importance in New Zealand history

The memorial is directly associated with William Wakefield, as noted above. Similarly, it is associated with the broader theme of European colonisation in New Zealand.

Due to its location it has become associated with sporting and municipal events in Wellington, most recently cricket, which the Basin Reserve is now devoted to.

It is also associated with memorialisation, a practice that has been a historically significant part of New Zealand's cultural life.

(e) The community association with, or public esteem for, the place

The memorial developed out of a sense of public esteem for William Wakefield. While his reputation has changed over time, and indeed his status as the memorial's subject has been both forgotten and disputed, it retains a certain level of public interest. Its relocation and restoration is likely to enhance this.

Additionally, the memorial has long been associated with the Basin Reserve, a municipal and sporting facility held in high esteem locally and, to some degree, nationally.

(f) The potential of the place for public education

The memorial provides a tangible focal point for public discussion and debate about New Zealand's colonial past, due to its association with a key figure such as William Wakefield. This in turn affords opportunities to increase the public's knowledge of this past. The interpretive plaques placed alongside the restored memorial further increase this potential.

(g) The technical accomplishment or value, or design of the place

The techniques employed in the construction of the memorial have strong technical values through the use of pre-fabrication (which is unusual for memorials in New Zealand) and cast iron building materials. It is a good, well-formed and cleanly composed example of Victorian classical architecture.

(h) The symbolic or commemorative value of the place

The fundamental and original purpose of this structure was to act as a memorial, which necessarily affords it strong symbolic and commemorative values. Its broader function as a reminder of important historical ideas and events, particularly European colonisation of New Zealand, also enable it to demonstrate these values.

(i) The importance of identifying historic places known to date from early periods of New Zealand settlement

This structure is the oldest known memorial to a European settler in Wellington, and is one of the oldest in the country. The subject it memorialises is himself closely associated with the origins of settlement of Wellington and other centres in New Zealand, of which relatively few physical reminders survive.

(j) The importance of identifying rare types of historic places

Historic memorials using prefabricated materials are rare in New Zealand.

(k) The extent to which the place forms part of a wider historical and cultural complex or historical and cultural landscape

The memorial forms an important part of the historic Basin Reserve, and indeed is the oldest surviving structure within this complex. It features in a number of photographs of this facility from the 1880s. Its removal to a site close to its original location cements its inclusions within this landscape.

SUMMARY OF SIGNIFICANCE

The William Wakefield Memorial is a rare example of a memorial erected prior to 1900 to commemorate the early settlers and settlement of New Zealand. Ordered in the 1850s, commemorating early settlers and settlement by way of erecting of monuments was uncommon even by the time of the memorial's erection in 1882. Most memorials to early settlers and settlement were erected after 1900 often prompted by events such as centenaries. The memorial is also significant for its aesthetic, architectural, scientific and technological values; of an uncommon construction the style of the memorial is also unusual, with obelisks or statues appearing the more common style with which to commemorate an individual. The Memorial is also significant for what it tells of Wellington's and New Zealand's history. William Wakefield, although historically a controversial figure - was, as a representative of the New Zealand Company, an important figure in the early European settlement of Wellington and New Zealand more generally. Finally the memorial has cultural significance as it is the oldest feature in the Basin Reserve, and has been witness to over one hundred years of local, national and international sporting events and activities.

Links

Associated List Entries

[Basin Reserve Historic Area](#)

Current use

[Commemoration - Memorial - Early settler](#)

Former use

[Civic Facilities - Fountain](#)

[Commemoration - Memorial - Early settler](#)

Additional information

Historical Narrative

The William Wakefield Memorial is situated on the eastern end of the embankment within the Basin Reserve in Wellington. It consists of a pre-cast concrete dome finished with plaster, supported on a cast iron entablature. The entablature is decorated with circular ornaments and held up by eight cast iron Doric columns, which sit on a concrete base. The eight checkered plates that originally surrounded the base remain but the checkering has worn off in parts, mainly due to foot traffic over the years. The main cast iron parts were prefabricated in England using the Victorian England cold blast process. It was then later erected in Wellington, with the pre-cast

iron segments pinned together. Architecturally, it is in the form of a Greek Classical temple, and is said to be a replica of the Corinthian temple at Pomona.

The memorial is named after William Hayward Wakefield, an important, controversial and somewhat notorious figure in the New Zealand Company's settlement of the Wellington area. Born in 1801, the fifth of ten children of Edward and Susannah Wakefield (nee Crush), and younger brother of Edward Gibbon Wakefield, he was educated in Tottenham, then spent time working at the British Embassy in Turin. His first brush with public infamy came after he was sentenced to three years jail for assisting his older brother Edward Gibbon in the abduction of Ellen Turner in 1826. Following his release he travelled throughout Europe, then served in the British Legion in the Spanish War, rising to the rank of Lieutenant Colonel. After his service he became the Principal Agent for the New Zealand Company (NZC) and arrived in New Zealand on the *Tory* in 1839. He negotiated land purchases for NZC settlements and also assisted in laying out the township of Wellington. With his role as Principal Agent he was one of the most powerful men in the young colony and spent much of his time embroiled in disputes over land, including a famous duel with Dr Isaac Featherston over comments made about him in the *Wellington Independent* in 1847. He died an early death, from apoplexy in 1848.

His death apparently aroused a great deal of feeling amongst the local Wellington community, and local shops were closed for a day in his memory. Shortly afterwards, at a meeting held in the Aurora Tavern on 30 September 1848, mourners decided to "erect a Monument to his memory", and a committee, composed of some of Wellington's most prominent men, was set up to raise funds. In December 1849 the committee decided that the memorial should "be some permanent object of public utility", and suggested that a clock tower would be most apt. This idea seems to have been discarded, and from here the story of the memorial gets murky. An article in the *Wellington Independent* suggests that by 1863 the memorial had been sitting in George Hunter's yard in Wellington, unconstructed, for "twelve or fourteen years". This suggests that the memorial was ordered in the early 1850s, shortly after the committee was formed. The same article also cites lack of public will, lack of finances and no suitable site as reasons for the memorial's neglect.

The English designer and constructor of the memorial are unknown. The memorial was moved again in 1866 to the Wellington City Corporation's yards. In March 1882 Councillor Thomas McKenzie suggested the memorial be shifted again, this time to a more permanent public space. The Wellington City Corporation's Public Works Committee requested a report from the City Surveyor on the possibilities of a suitable site, and the memorial was erected and displayed publicly, in the Wellington City Corporation's yard, for the first time as an interim measure. The Public Works Committee subsequently decided that "the Wakefield Monument...[should] be permanently erected in the Basin Reserve", and later in 1882 it was placed on a small mound on the Eastern side of the sporting ground.

Initial impressions were favourable, and in August 1882, the *New Zealand Times* remarked that "those that have made it a subject to make merry about, will be forced to admit that it adds considerably to the beauty of the ground". In 1886 the memorial's patron, Councillor McKenzie, sought public donations for a drinking fountain. The requisite sum was raised, and later that year a local ironmonger, Mr Dawson, built the new fountain, which was fixed inside the monument. Later changes came when stairs from the ground up to the memorial were constructed, and a fence was built around the memorial. Again, the exact dating of these modifications is unknown, though photographic evidence suggests these occurred between the late 1880s and early 1900s (see Appendix 5 of the registration report). From its vantage point, the memorial overlooked the different activities the ground was used for, and according to Joseph Romanos and Don Neely, by 1900 it "was common at this time for Wellingtonians to refer to the 'fountain' side of ground".

There were no major modifications made until 1917, when the memorial was shifted outside the ground to Dufferin Street as part of wider renovations. Further renovations in 1981 meant that the memorial was no longer visible to spectators inside the ground.

After its shift outside the ground, the main references in Wellington City Council (WCC) archives and newspaper articles are to the memorial's gradual deterioration, along with debates over who the memorial was intended for. In the late 1930s it was reported that the fountain was not working, and was repaired. By 1948 the memorial had suffered further deterioration, with a report to the Director of Parks and Recreation stating it was "in a neglected condition" with a "drab appearance". The columns were rusting, while the dome was also in disrepair. By the mid-1960s the *Dominion* reported the base was "crumbling" and badly vandalised.

In 1969 the City Architect, C. M. Muir, reported to the Town Clerk the damage that had occurred to the memorial, and a proposed plan for its restoration, including the installation of a plaque donated by the Founders Society. At the behest of the Historic Places Trust and City Councillor R. G. Button, the restoration finally went ahead. Sandblasting and repainting was finished in 1974 at the cost of a little over \$1000, and the Founders Society plaque was finally attached. The water fountain, which was no longer working, was not repaired and was later removed point. In 1975 the memorial was included in the Wellington district scheme as an object of historical interest, and classified 'C' by the Historic Places Trust.

In 1991 Richard Hanson, WCC Director of Parks and Reserves, suggested that the memorial be relocated to the duck pond at the

Botanic Gardens. Although this gained Parks and Recreation Committee approval and Founders Society support, the plan was never carried out. Little happened until 2004, when the WCC included the memorial in their 2004/05 Annual plan and proposed to restore the memorial and move it onto the embankment, close to its original (pre-1917) position inside the ground.

A site visit was undertaken by the New Zealand Historic Places Trust on 25 November 2005. At this time the memorial was bereft of the Founders Society plaque and drinking fountain, and was in a poor condition showing its age and lack of renovation work. The concrete base had a number of cracks in it, and there was a significant chunk missing on the fence side. The checkered plates had worn away, and a small piece of spouting in the centre where the fountain once stood. The paint on the Doric columns was chipped and showed signs of rust. The entablature was also rusting and chipped, with some of the decorative ornaments missing. Both the exterior and interior of the dome were cracked and large chunks were missing in the dome interior and on the fence side.

The restoration of the memorial by WCC in 2006 has remedied these defects and structural issues. Some loss of heritage fabric resulted, such as original nuts and bolts which could not be saved, however the majority of the fabric has been retained. The memorial is now located on the eastern end of the embankment within the perimeter fence of the Basin Reserve.

Physical Description

Designer/ architect/ engineer/ architectural partnership: Architect: Original Unknown (England c.1850s).

Builder/ maker: Builder: Original Unknown (England c.1850s), fountain installed 1886 by Mr Dawson, local Wellington ironmonger, corner of Featherston and Grey Streets.

The Wakefield Memorial is a Greek-style domed temple supported by eight Doric columns on a stepped octagonal concrete base. The dome incorporates a decorative entablature with a frieze consisting of finely detailed discs and triglyphs, some of which are replicas. The stepped concrete base, a replica, topped with base plates supports a cast iron fountain, which is not presently operational. The plinth of which the foundation sits is new, though it replicates the previous one. A plaque acknowledging the monetary donation of a Wakefield descendant is fixed on this plinth.

The memorial is sited on the eastern edge of the embankment within the perimeter fence of the Basin Reserve in Wellington. It sits on a large circular concrete surround fringed with bricks. A series of terraced retaining walls topped by brick and tarmac form the landscaping on the western side of the embankment, while the east is characterised by concrete steps leading to a gate in the perimeter fence. A three-panel plaque containing information about William Wakefield, the memorial, and the restoration process is located to one side of these steps.

Comparative information

Subject matter of memorials

Memorials and monuments in New Zealand largely commemorate war or those who served or were killed during war. These memorials and monuments are well recognised in the NZHPT Register with over 50 current registrations. They have also been the subject of a book by Jock Phillips and Chris MacLean 'The Sorrow and the Pride'. However in addition to commemorating war or those who served or were killed during war there are a number of examples of memorials and monuments that commemorate other events in New Zealand history including the exploration of New Zealand by pakeha such as Captain Cook, early pakeha settlement and settlers, unnatural deaths or disasters such as the Tangawai Disaster and other people or groups of people of significance to New Zealand history including Maori chiefs or significant leaders, explorers, Queen Victoria and other royalty, and local or national politicians such as Ballance, Seddon and Massey.

The William Wakefield Memorial is among a small group of memorials or monuments erected to commemorate early pakeha settlement or settlers, particularly in the Central Region.

Northern

- Sir George Grey Statue, Auckland (Register No. 119) Category I, erected 1904.
- John Logan Campbell Monument (Register No. 4478) Category - Erected in 1906 to Mayor John Logan Campbell. A bronze statue on rocky base, pool and surrounds it depicts John Logan Campbell in Auckland's mayoral robes and is designed to portray Campbell's generous gift of Cornwall Park to the public during the visit of the Duke and Duchess of Cornwall in 1901. Had been elected mayor especially to act as Auckland's representative during their visit as Auckland's 'Grand Old Man' - due to his long association with the city's development back to the early 1840s. Reflects Campbell's close connection with the growth of Auckland city since the early 1840s in both its civic and commercial life, which led in later years to his public role as the 'Father' of Auckland.
- Churton Memorial, Auckland (Register No. 563) Category II, erected 1908/1909, commemorates Rev J F Churton (1797-1853) first vicar of St Paul's Anglican Church (replaced an earlier memorial built c 1855).

- Nova Scotia Settlers Memorial, Waipu (Register No. 3928) Category II, erected 1914.
- George Vesey Stewart Memorial (Register No 7124) Category II - erected prior to 1926 in memory of George Vesey Stewart, known as 'the father of KatiKati' was responsible for two special settlements to KatiKati, in 1875 and 1878.
- Hobson Memorial, Waitangi (Register No. 3837) Category II - erected 1940, unveiled by Prime Minister Peter Fraser on the centennial of the signing of the Treaty of Waitangi. A stone rectangular structure with bronze plaque.

Central

- The Suter Memorial Art Galley (provisional registration) - built in 1899 to commemorate Anglican Bishop Andrew Burn Suter (1830-1895) a driving force behind the establishment and consolidation of the Anglican Church in Nelson.
- Albert Fantham Statue, Hawera (Register No. 844) Category II - was erected in 1904 to commemorate Albert Fantham, an energetic and enterprising settler in the Hawera district.
- The Petone Settlers Museum, Petone (Register No. 206) Category I - constructed in 1939 as part of the Wellington Province's centennial commemorations marking the arrival in Petone of the first New Zealand Company immigrant ships, the 'Aurora' and the 'Cuba'.
- Iona Memorial Cross, Petone (Register No. 1322) Category II - erected in 1940 the Cross commemorates the centennial of the first Presbyterian service held in New Zealand.

Southern

- Wayside Memorial Cross, Christchurch (Incorporated in Register No 7483 Bridle Path Historic Area) -erected c1857 by Charlotte Godley, wife of J R Godley (see Register No 3666 below) in memory of the women settlers who braved the elements and walked the Bridle Path from Lyttleton to Christchurch. The cross has been replaced a number of times over the years and the water tank and drinking fountain, added after 1857, have disappeared.
- Cargill's Monument, Dunedin (Register No 4754) Category I - erected in 1864 to the memory of Captain William Cargill who had died in 1860. Cargill and the Rev Thomas Burns were the leaders of the Otago settlement until a Provincial Council was elected. Cargill held the position of Agent to the New Zealand Company and later the Commissioner of Crown Lands.
- Godley, Christchurch (Register No. 3666) Category I - was erected in 1867 to commemorate John Robert Godley, the key founding father of Christchurch. Designed by Thomas Woolner, portrays Godley in everyday clothes and informal pose.
- Dobson Monument, Greymouth (Project X - Register No. 1682) - erected in 1870 to commemorate George Dobson a prominent citizen on the West Coast after he was murdered in 1866. It was significantly modified in 1947.
- Memorials to Canterbury's provincial superintendents: William Moorhouse (1857-1863) (not registered) - completed in 1885, seated figure in the Christchurch Botanic Gardens, Edward Fitzgerald (1853-1857) (not registered)- completed in 1935, standing figure outside the Botanic Gardens on Rolleston Avenue, William Rolleston (1868-1878) statue (Register No. 1946), Category II, completed 1905 - standing figure outside Christchurch Museum.
- Stuart Memorial (Register No. 4758) Category I - was erected in approx 1900 as a memorial to the Reverend D M Stuart, the first minister of Knox Church from 1860-1894, a chancellor of the University of Otago and a chairman of the board of governors of the Otago High Schools.
- Queen Victoria (Register No. 1916) Category I - was erected in 1902 as a jubilee memorial to the Canterbury pioneers following the 50th anniversary celebration of 1900. The jubilee monument commemorate not just the Queen and the Pakeha settlement of Canterbury, but also local industries and the soldiers fighting in the South African (Boer) War.
- The Burke Memorial (Register No. 1955) Category II - a simple stone cairn erected in Burkes's Pass in South Canterbury taking you into the McKenzie Country. Michael Burke was known as the first person to drive a wagon into that area in 1855 and the memorial was erected in 1917.
- There are a number of monuments to pioneers were erected in the Southern Region in 1940 at the time of New Zealand's Centennial. These include a memorial to pioneer women erected on the Bridle Path between Christchurch and Lyttleton (Incorporated in Register No 7483 Bridle Path Historic Area) and a Memorial Obelisk in Okarito to Westland pioneers (Register No 5007) Category II.
- In 1950 a number of memorial seats to the first four ships that brought settlers to Christchurch were erected along the Bridle Path to commemorate Christchurch's 100th Anniversary (Incorporated in Register No 7483 Bridle Path Historic Area).
- Plaques commemorating early settlers included in Four Ships Court area in Cathedral Square, Christchurch (not registered) erected c25-30 years ago.

In addition to being one of the few memorials or monuments erected to commemorate early pakeha settlement or settlers the William Wakefield Memorial commemorates a key official of the New Zealand Company. Cargill's Monument is currently the only example on the NZHPT Register of memorials or monuments that are associated with the New Zealand Company. Though criticised for its practices the New Zealand Company had a huge impact on immigration to and the colonisation of New Zealand.

Date of memorials

The William Wakefield Memorial is a very early example, possibly the earliest example, of a memorial or monument found in New Zealand. It was ordered and arrived in New Zealand in the early 1850s, conceived and commissioned prior to any known examples of monuments or memorials in New Zealand, in the sense of a statue or stone structure that gives tribute to someone or something. The earliest known memorials or monuments to be erected in New Zealand date largely from 1860s (though there is an example from 1857). These monuments largely commemorate war or those who served or were killed during war.

- Wayside Memorial Cross, Christchurch (Incorporated in Register No 7483 Bridle Path Historic Area) -erected c1857 in memory of the women settlers who braved the elements and walked the Bridle Path from Lyttleton to Christchurch. See above for further information.
- Cargill's Monument, Dunedin (Register No 4754) Category I - erected in 1864 to the memory of Captain William Cargill who had died in 1860. See above for further information.
- The earliest war memorial or monument, as opposed to a grave marker, appears to be an obelisk at the Mission Cemetery in Tauranga, dating from 1864.
- The Motua Monument, Wanganui (Register No 987) Category II, erected 1865 by Wellington Provincial Government in memory of loyal Maori that fell at the battle of Motua
- Nixon Monument, Auckland (Register No. 531) Category II - Obelisk erected to the memory of Colonel Marmaduke George Nixon (c1813/1814-1864) who died 27 May 1864 of wounds sustained February 1864 at Rangiaowhia. The monument was unveiled 1868.
- Godley, Christchurch (Register No. 3666) Category I - was erected in 1867 to commemorate John Robert Godley, the key founding father of Christchurch. See above for further information.
- Wiremu Monument (Register No. 741) Monumental column erected by the government. in 1868 in recognition of '...the loyal support that Te Awaitaia had given the Crown and the population of Raglan...' . Relocated in the mid-1980s.
- Dobson Monument, Greymouth (Project X - Register No. 1682) - erected in 1870 to commemorate George Dobson a prominent citizen on the West Coast after he was murdered in 1866. It was significantly modified in 1947.
- Kaiapohia Monument, Woodend (Reg. No 3793) erected in 1898 to commemorate the Maori Pa which had been there prior to being sacked in 1827 by Te Rauparaha.

The earliest known memorial or monument to early Pakeha settlement or settlers is the Wayside Memorial Cross in Christchurch, erected c1857 (the original cross has been replaced). Other later examples include Cargill, erected in Dunedin in 1864 and Godley, erected in Christchurch in 1867, the Woolston Borough Monument, Christchurch (Register No. 1949) erected to commemorate the establishment of the Woolston borough in July 1893, and erected shortly thereafter.

Also though it was not publicly displayed until 1882 this also appears to be an early date for a memorial or monument in New Zealand with most others on the NZHPT Register dating from the early to mid 1900s. It is certainly one of a few memorials and monuments to early settlement or settlers that date from the period of early pakeha settlement in New Zealand with many of the monuments erected in memory of early pakeha settlement some years later in response to a centenary celebration or have been erected in more recent years. Having been recently restored the William Wakefield Memorial is in good condition and is one of the few early memorials that largely retains its original fabric with, for example, the original cross of the Wayside Memorial Cross having been replaced and the Dobson monument having been substantially modified.

Design/construction of memorials

A common construction for a memorial or monument to an individual, aside from naming a building after someone, was to construct a statue or an obelisk. There are also examples of memorial lamps on the NZHPT Register (William Rolleston Memorial Lamp, Register No 2039 and Edward VII Coronation Memorial Lamp, Register No 2107). Like these the pergola and fountain construction of the William Wakefield Memorial appears to be less common.

There are some other examples in the NZHPT Register of where a pergola or fountain was used:

- Cargill's Monument, Dunedin (Register No 4754) Category I - Monument of Oamaru stone and Port Chalmers breccia, incorporates a fountain

- Freeman R Jackson Memorial, Wanganui (Register No. 982) Category II - erected in 1901 in memory of Freeman R Jackson, secretary of the Wanganui Jockey Club for 25 years. Made of cast iron this memorial shows a similar pergola design with 8 supports. Also includes a central fountain.
- Queen Victoria monument, New Plymouth (Register No.908) Category II - erected on June 22 1897 as part of the extensive 'Record Reign' celebrations held throughout the empire that day.
- Domain Wintergardens, Auckland (Register No. 124) Category I - includes a pergola constructed of a huge framework of jarrah beams built late 1920s.
- Cleghorn Rotunda, Blenheim (Register No. 1506) Category II - erected between 1889-1902 as a band rotunda but used for many other purposes, it is a four sided structure has impressive ornamental ironwork around the roof and between the tops of the eight iron poles that support it.
- Remnants of fountain in Windsor Reserve, Auckland (not registered) built to commemorate two local troopers who died in the Second Boer War (1899-1902)
- Margaret Home Sievewright Memorial (Register No. 3536) A granite obelisk, originally a drinking fountain, erected in 1906 after Sievewright death in 1905. Sievewright was trained in England as nurse under Florence Nightengale. After her marriage she came to New Zealand where she was to become a founding leader of the National Council of Women (was president for seven years). It was relocated c.1993.

Structurally the William Wakefield Fountain also warrants comparison. The use of pre-fabricated materials, while not rare in New Zealand, are unusual when applied to the construction of monuments.

Comparative significance

The William Wakefield Memorial is a rare early memorial in New Zealand as one of a few memorials and monuments to early settlement or settlers that also dates from the period of early pakeha settlement in New Zealand. The William Wakefield Memorial is also rare for its uncommon construction with the use of a pergola and fountain instead of the common statue or obelisk.

Notable Features

Drinking fountain (not currently operational)

Construction Dates

Original Construction

-

c.1850s Memorial ordered from Britain, c.1850s Memorial arrives in New Zealand, stored in Bethune and Hunter's yard

Relocation

1882 - 1882

Publicly displayed, Public Works Committee suggests Basin Reserve as permanent site; installed at Basin Reserve

Modification

1886 - 1886

Fountain installed

Addition

1886 - 1890

Stairs from ground up to memorial constructed (pre-1890s)

Addition

-

Fence built around memorial (1890s)

Relocation

1917 -

Memorial shifted outside sporting ground due to renovation

Reconstruction

1974 -

Restoration work completed and Founders Society plaque installed

Relocation

2006 -

Removed off-site, restored, and relocated to the embankment inside the perimeter fence of the Basin Reserve

Construction Details

The dome is concrete with a cement plaster finish. It is fixed over a cast iron structure, which supports a circular cast-iron entablature with decorative elements. The columns are also cast iron, as is the fountain bowl. The base is concrete on which steel base plates are mounted.

Completion Date

23rd April 2007

Report Written By

James Taylor, HistoryWorks and Kerryn Pollock

Information Sources**Kelly, 2003 (2)**

Michael Kelly, Wakefield Memorial: An Assessment of Significance, report commissioned by Wellington City Council, June 2003

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Michael Kelly, William Wakefield Memorial: a report on its removal, relocation and conservation, report commissioned by the Wellington City Council, January 2007 (draft)

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Scholefield, 1940

G. H. Scholefield, A Dictionary of New Zealand Biography, Department of Internal Affairs, Wellington, 1940

pp.449-451

Spencer Holmes Ltd, 2003

Spencer Holmes Ltd, Report on Wakefield Memorial, Basin Reserve, Wellington, June 2003

Temple, 2002

Philip Temple, A Sort of Conscience: The Wakefields, Auckland University Press, Auckland, 2002.

Other Information

A fully referenced version of the registration report is available from the NZHPT Central Region Office.

Please note that entry on the New Zealand Heritage List/Rarangi Korero identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions.

Home of Compassion Creche (Former)

18 Buckle Street, Mt Cook, Wellington



Home of Compassion Creche (Former), Wellington.
Copyright: Heritage New Zealand. Taken By: B Rouse. Date: 18/04/2015.

List Entry Information

List Entry Status

Listed

List Entry Type

Historic Place Category 1

Public Access

Private/No Public Access

List Number

3599

Date Entered

28th June 1984

Date of Effect

28th June 1984



Location

Extent of List Entry

Extent includes part of the land described as Pt Sec 263 TN of Wellington and the land described as Pt Lot 1 DP 4469 (New Zealand Gazette, 1974, p.1975), Wellington Land District, and the building known as Home of Compassion Creche (Former) thereon, and its fittings and fixtures. (Refer to map in Appendix 1 of the registration report for further information).

City/District Council

Wellington City

Region

Wellington Region

Legal description

Pt Sec 263 Town of Wellington; Pt Lot 1 DP 4469 (NZ Gazette, 1974, p.1975), Wellington Land District

Location description

The Home of Compassion Crèche (Former) is situated opposite the Basin Reserve on Buckle Street at the point where this road branches northwest up to Mount Cook and north east down to Cambridge Terrace, where parking is available.

Summary

The Home of Compassion Crèche (Former) was constructed in 1914 and is one of New Zealand's first dedicated child daycare buildings. This distinctive brick building at the northern tip of Wellington's Basin Reserve was designed by prominent architect John Sydney Swan (1874-1936) so that the Sisters of Compassion could continue the pioneering crèche service begun by Mother Suzanne Aubert (1835-1926).

After arriving in Auckland in 1860 as part of Bishop Pompallier's last New Zealand Catholic mission, Aubert spent the next 40 years teaching and nursing in the North Island as well as founding the Sisters of Compassion and their institutions. At the urging of the Wellington Catholic community Aubert and her Sisters moved to Buckle Street in 1899 to begin their charitable works among the urban poor. Initial institutions here included a soup kitchen and 'incurables' home, as well as the founding of a crèche in 1903. This was a pioneering service catering for children of mothers forced to find employment to support their families. Earlier examples of daycare services in New Zealand had failed because they were seen as contrary to inherited British notions of the sanctity of motherhood and the role of women. It was not until the mid-late twentieth century that the state starting funding full-day child care services and the idea of working mothers became generally accepted. When the original crèche buildings were deemed structurally unsound the Sisters organised for the construction of a replacement in the absence of their leader Aubert because she was in Europe attaining Papal recognition for her congregation. The Home of Compassion Crèche opened in 1914 and housed the Sisters' successful daycare service for nearly 60 years.

The design of the Home of Compassion Crèche (Former) clearly illustrates the ecclesiastical-based management of the daycare service, and the domestic nature of the activity undertaken by the Sisters of Compassion. Constructed using reinforced concrete and brick, the Crèche is a solid structure with a distinctive crenelated entrance porch. The building's potentially imposing appearance is softened through the use of Gothic tracery and the residential scale and features of the building.

The Buckle Street institutions of the Sisters of Compassion, like the Crèche, were vital contributors to the social welfare of many disadvantaged Wellingtonians in a time when state social welfare was non-existent. The Home of Compassion Crèche (Former) has outstanding significance because it is one of the few remaining Sisters of Compassion buildings which were directly associated with the influential and important founder of the order, Mother Aubert. The crèche she established in 1903 was a novelty in New Zealand, and this pioneering institution continued in the Home of Compassion Crèche for 60 years, becoming a template and standard for other

institutions when crèche services became more prevalent. This building is also special because it is a rare remnant of the intensive Catholic and ecclesiastical presence that was a feature of the Basin Reserve from the late nineteenth century. The Home of Compassion Crèche (Former) also has significance as one of the first, and the earliest remaining, purpose-built crèches in New Zealand.

Assessment criteria

Historical Significance or Value

Under the leadership of Mother Suzanne Aubert, one of the most well-known women of late nineteenth and early twentieth century New Zealand, the Sisters of Compassion provided a range of social services to Wellington's urban poor from the turn of the twentieth century and through this, arguably, became this country's highest profile religious congregation of the period.

Therefore, the Home of Compassion Crèche (Former) has historical significance as one of the few Sister of Compassion buildings which were under Aubert's management. It also enabled the Sisters of Compassion to continue their pioneering Buckle Street crèche, which was established by Aubert in 1903, until 1973. The Home of Compassion Crèche (Former) has significance as New Zealand's the first crèche in the French tradition, which meant that it was created with the specific purpose of helping low income mothers to enter the workforce. Therefore, the Crèche is a legacy of Aubert's influential work and is important in the history of New Zealand childcare.

With Aubert in Rome securing Papal approval for her congregation during its construction and first few years of operation, the Home of Compassion Crèche (Former) dates from a pivotal time in the development of the Sisters of Compassion. The Crèche became a confident expression that the order would live on after its originator's death, and upon this foundation the Sisters of Compassion have become New Zealand's oldest remaining indigenous Catholic order.

Architectural Significance or Value

The Home of Compassion Crèche (Former) is a distinctive building which makes an architectural statement within its streetscape. Dedicated crèche buildings are a rare architectural form and the Crèche is the earliest remaining example in New Zealand. This building also has architectural significance because its ecclesiastical and domestic function were successfully combined and expressed by prominent Wellington architect John Sydney Swan. The Home of Compassion Crèche (Former) is also remarkable for its quality of construction and the authenticity it has retained.

Social Significance or Value

The Home of Compassion Crèche (Former) is highly significant as a marker of a major social change that began in the early twentieth century, which saw an increasing movement of women into the workplace and the resulting necessity for the creation of child daycare centres. The nearly 60 year use of the Home of Compassion Crèche for this purpose spanned a period of change in societal attitudes towards, and definitions of, motherhood and pioneered the way for the acceptance of the need for working women to have access to childcare which had emerged by the time it closed in 1973.

The opening of the Home of Compassion Crèche coincided with the beginning of World War One and at this and other times of social crisis the Crèche, and other tireless works of the Sisters of Compassion, provided crucial and invaluable social welfare services at a time when the state did not, or in areas which legislation neglected.

Spiritual Significance or Value

Under Aubert's vision, the work of the Sisters of Compassion abided by key overriding principles of Christianity and the example of people like St Joseph. As such, their various charitable institutions, including the Home of Compassion Crèche, were important sites where they toiled to fulfil their spiritual duty by aiding the less fortunate, no matter what that individual's particular creed or race.

(a) The extent to which the place reflects important or representative aspects of New Zealand history

As a descendant of the early missionary works of Mother Suzanne Aubert, the Home of Compassion Crèche (Former) represents the ongoing importance and influence of Catholicism and other Christian denominations in the development of New Zealand from the mid nineteenth century, and in this case their vital contributions to, not only people's spiritual, but physical well-being.

The success and longevity of the service provided at the Home of Compassion Crèche is representative of, and coincided with, the gradual change in attitudes in regard to the role of mothers within New Zealand society which started in the late nineteenth century and continued through much of the twentieth century. The Sisters of Compassion were at the forefront of providing crèche services, responding to the need they saw rather than adhering to the social conventions that stipulated that a mother's role was strictly within the

home. The Crèche remained a model example of a daycare centre even when such services became more widely accepted.

(b) The association of the place with events, persons, or ideas of importance in New Zealand history

The Home of Compassion Crèche (Former) has a direct association with Mother Suzanne Aubert. Aubert was the founder of the Sisters of Compassion, and through their efforts tending to the underprivileged in New Zealand, Aubert had immense standing in this country's Catholic community. This is reflected in recent moves to honour Aubert through efforts which will see her become New Zealand's first person to be canonised.

Therefore, the Home of Compassion Crèche (Former) has high importance as one of the only remaining buildings which Aubert worked in. This building is an important physical remnant and tribute to Aubert who, through her life's work trying to alleviate the misery of those society had little room for, is considered among New Zealand's most influential women of the late nineteenth and early twentieth centuries.

Through Aubert, and the Sisters of Compassion and their work, the Home of Compassion Crèche (Former) has direct links to important people who supported their initiatives, such as Archbishop Redwood and key politicians like Sir Joseph Ward. As the first place in Wellington to incorporate the Plunket system into its activities, the Home of Compassion Crèche (Former) is also associated with the beginnings of the widespread societal integration of Truby King's ideas about childcare in New Zealand and internationally.

(j) The importance of identifying rare types of historic places

Evidence suggests that with its 1914 construction date the Home of Compassion Crèche is the earliest remaining purpose-built crèche in New Zealand.

Conclusion

It is considered that this place qualifies as a Category I historic place.

The Home of Compassion Crèche (Former) has outstanding significance as the last bastion of the strong Catholic presence on the northern section of one of Wellington's iconic areas, the Basin Reserve. Its construction and early years were intrinsic to the continuance of the Sisters of Compassion after the death of their prominent leader Mother Aubert, and at the Crèche the Sisters were able to carry on Aubert's pioneering crèche institution which was the first successful example in New Zealand. The building of the Home of Compassion Crèche (Former) also indicated the start of a gradual change in societal dictates regarding the responsibilities of mothers and their roles in society, and as such laid the groundwork for the development of other institutions through the example set within its walls over a 60 year period. In particular, the Home of Compassion Crèche is exceptional because it is the oldest remaining purpose-built crèche building in New Zealand and one of the few remaining examples of the early institutions of the Sisters of Compassion - the oldest surviving indigenous New Zealand Catholic order which continues to make important social and spiritual welfare contributions in Wellington, New Zealand, and internationally.

Links

Associated List Entries

[St Joseph's Convent \(Catholic\)](#)

Current use

[Accommodation - House](#)

[Trade - Office building/Offices](#)

Former use

[Accommodation - Studio/granny flat](#)

[Civic Facilities - Welfare Services/Charitable Aid](#)

[Education - Pre-school education](#)

[Education - School](#)

[Health - Health Services - other](#)

[Religion - Religion - other](#)

[Trade - Shop](#)

Construction Professionals

Swan, John Sydney

Swan (1874-1936) practised architecture during the late nineteenth and early twentieth centuries. He formed part of the last group of architects to follow the traditional Gothic and Classical styles. He was articled to Frederick de Jersey Clere, working with Clere on many major designs such as the Wellington Rowing Club building (then known as the Naval Artillery Boat Shed, 1894) as well as smaller provincial buildings such as the Church of the Good Shepherd, Tinui. The firm was known as Clere, Fitzgerald and Richmond and was one of the most prominent architectural practices in Wellington. From 1901 to 1906 Swan was in partnership with Clere, practising on his own account from 1907. The first major design produced by Swan in this new practice was the Karori Crematorium (1907) which served to establish his architectural identity separate from Clere.

During his long and varied career Swan produced a large and wide range of work, including a number of banks for the National Bank such as the head office building in Wellington (1907), educational buildings for the Wellington Technical College with William Gray Young (1922), and a number of major buildings for the Catholic Church including St Gerard's Church, Mt Victoria (1910), Sacred Heart Convent (later Erskine College), Island Bay (1909), and Wanganui Convent (1912). He was an architect of imagination as evidenced by the design of his own house 'The Moorings', Glenbervie Terrace (1905).

Campbell and Burke

Campbell and Burke were a Wellington-based contracting company active in the early twentieth centuries. They were the builders of the Bank of New Zealand's Te Aro Branch in Wellington (1912-13, List No. 1338) and the King George V Hospital rotunda in Rotorua (1915-16), which was later relocated to Ōtaki Children's Health Camp (Former) in 1931.

Source: Review Report for List No. 4098, Otaki Children's Health Camp (Former), Category 1 Historic Place, Karen Astwood, 31 October 2019.

Additional information

Historical Narrative

Richard Seddon described the elevated site that is Mount Cook as 'the noblest site in Wellington.' Therefore, it is not surprising that before the European settlement of Wellington, Mount Cook, or Pukeahu, had been the location of a pa. The pa had been used periodically but had been abandoned by the time Europeans settled the area, so was reserved for military purposes by the New Zealand Company in 1840 and a barracks was built. The military and penal use of Mount Cook developed in the mid to late nineteenth century and remaining structures like the General Headquarters Building (Former), Mount Cook Police Station (Former), and the Tasman Street Wall reflect this, as well as the tendency towards building in brick, a material which was in high production around Mount Cook.

Initially, the eastern side of Mount Cook descended into a lagoon which was later drained to become the famous Basin Reserve recreation ground. As part of the inner city suburb of Te Aro, in the late nineteenth century the Mount Cook/Basin Reserve area was characterised by workers' cottages. The street names around the Basin Reserve reference the early European occupation of the area and include Buckle and Ellice Streets, which are named after New Zealand Company directors.

Marie Henriette Suzanne Aubert and the Catholic mission

When the history of Catholicism in New Zealand officially began in January 1838 with the arrival of this country's first bishop of any denomination, Jean-Baptiste Françoise Pompallier (1801-1871), there was a burgeoning population of the faithful for this first mission to minister to. The early Catholic population primarily consisted of French whalers in coastal settlements and also English and Irish immigrants, many of whom came to New Zealand from Australia.

Whereas an Anglican mission was sent to New Zealand in 1814 and a Methodist equivalent in 1822, the French Catholic missionary party only set sail for the Pacific on Christmas Eve 1836. The voyagers included four priests and three brothers who visited several islands, such as Tahiti, before they arrived at their Oceanic mission base, New Zealand. Eventually six Pompallier-led missionary groups came to New Zealand. Marie Henriette Suzanne Aubert (1835-1926) was included in the last of these and arrived in Auckland in December 1860, along with eight Italian Franciscans and a French contingent amongst who were a niece and a nephew of the Bishop

who, like Aubert, were from Lyon.

Aubert was from a well-to-do family and many have cited an accident, which left the two year old Aubert blinded and crippled, as a key reason for her adult work amongst marginalised people and her empathy for them. Because of her family's high social status educational opportunities were open to Aubert, but her early schooling was stunted by her physical impediments. However, her body gradually healed which allowed her to begin to feed her voracious appetite for knowledge. By the time she began her missionary life in New Zealand at the age of 25 Aubert was said to have been among France's most educated women. It was while at school at age 11 that Aubert met Pompallier while he was promoting an Oceanic mission, and he also paid a personal visit to her mother.

Aubert's accident also had another impact in that it motivated her family to move to a house in Lyon which happened to be opposite a property used by the newly-formed Society of Mary. This early exposure to the Marists' spiritual influence was formative and Aubert continued to have a close connection to the order for the rest of her life, with several of her ventures in New Zealand established in association with, or in close proximity to, Marist ones. It was also in Lyon that Aubert was exposed to a variety of women's missionary organisations, as well as numerous medical facilities and hospices, that were run by female religious groups like the Sisters of Charity, the Sisters of St Charles, and the Sisters of St Joseph.

After arriving in Auckland Aubert, then called Sister Joseph, spent the first decade teaching Maori girls at the Nazareth Institution. Aubert spent the 1870s in Hawke's Bay, mostly nursing, before her work took her to Jerusalem (Hihuharama) on the banks of the Whanganui River in 1883. Here Aubert worked alongside the Marist mission, helping to establish schools and institutions to care for foundlings (abandoned or orphaned, often ex-nuptial, children) and 'incurable' adults (destitute and chronically or mentally ill, and disabled people). To help fund these activities she produced a range of herbal medicines which were available throughout New Zealand and Australia. It was also while at Jerusalem that Aubert founded her own congregation. Initially, Aubert intended that her new congregation would be closely associated with the Society of Mary. However, the two had slightly different focuses and in 1892 Bishop Francis Redwood (1839-1935) re-christened Aubert's order the Daughters of Our Lady of Compassion, who became more commonly known as the Sisters of Compassion.

Wellington work

Catholics in Wellington had long been urging Aubert and her Sisters to come to Wellington and work among the urban poor, which they did in 1899. Aubert is said to have had the unstinting support of Bishop Redwood upon her move from Whanganui to start her charitable works in central Wellington. It was here that the foundations for the continuance of the Sisters of Compassion were firmly set, the importance of Aubert was cemented, and her legacy secured.

Upon moving to Wellington the Sisters settled in Buckle Street, initially renting a house, but eventually accumulating a group of five cottages on sections between St Patrick's College and Cambridge Terrace. It was in this first house that the Sisters lived, and from 1901 also operated St Anthony's soup kitchen, serving food through a kitchen hatch to men waiting on their porch. Aubert was not content to manage the work of the Sisters - she led by example toiling alongside them at the Buckle Street properties, and walking Wellington's streets gathering charitable contributions.

Aubert had tremendous respect for the selfless work ethic that St Joseph displayed in protecting and providing as best he could for his poor family consisting of Mary and Jesus. To Aubert his life was a paragon which she hoped the Sisters of Compassion could emulate on a larger scale. Therefore, she dedicated her Home for Incurables, established in 1900, and later the associated crèche, to St Joseph. The naming of these Buckle Street institutions may also have reflected their proximity to the large octagonal St Joseph's Church, the second church built in Wellington's Te Aro Catholic parish, at the crest of the hill at the corner of Tory and Buckle Streets. In conjunction with St Patrick's College and the Sisters of Compassion buildings, this gave the northern corner of the Basin Reserve a distinctly Catholic stamp. Opposite, on Mount Victoria's Paterson Street was the residence of the Archbishop and other top clergy. This group of buildings reflects the Catholic portion of the general ecclesiastical and educational characteristic of the area around the Basin Reserve by the beginning of the twentieth century, which also included St Mark's Church and School, as well as Wellington College and Wellington East Girls' College.

St Joseph's Home for Incurables looked after people who may otherwise have fallen through the cracks – the decrepit, disabled or chronically ill. At the time there was no social welfare system so people unable to work or look after themselves had no choice but to rely on charitable institutions, like those run by the Sisters of Compassion, if they had no family who could support them. In this regard the feats of Aubert and her Sisters are impressive because they received no government assistance, funding their endeavours solely through donations, begging, and events like their annual concert at the Town Hall. The high profile of Aubert no doubt helped in this regard and 'it was not unusual for the famous old Sister of Compassion to be halted by passers-by and given money, sometimes substantial sums.'

In 1907 the Sisters further expanded their services, and property, with the building of Our Lady's Home of Compassion in Island Bay,

which enabled them to accept foundlings. The incurable children previously at Buckle Street were also transferred there along with children from Jerusalem. The immense regard in which the work of the Sisters of Compassion was held is indicated by the calibre of guests at the opening, including Archbishop Redwood, the Hon. James Carroll, and Wellington's Mayor. Speaking at the opening the Acting-Premier, the Hon. W. Hall-Jones, paid tribute to Mother Aubert saying that her name was honoured throughout New Zealand. A few years later in 1910 the Sisters of Compassion expanded their work further by purchasing a building in Auckland to house foundlings, which they called St Vincent's Home of Compassion.

In 1903 Aubert established another pioneering institution, a crèche, in two of the cottages next to the Home for Incurables, which she was able to purchase by getting a bank overdraft. This crèche was 'the first New Zealand crèche to be successfully established on a long-term basis.' The crèche was open between 7am and 6pm and initially only accepted children under the age of three. By 1907 the crèche was able to accommodate up to 35 infants and young children under five years old in the building, and it was described as a 'much-appreciated department' of the wider services provided by the Sisters.

A crèche was a novel idea in New Zealand at the time. This was demonstrated by the fact that when Aubert opened hers the Evening Post, and other newspapers that covered the story, felt it necessary to define what the service was:

'A crèche, it may be explained, is an institution in which mothers who are compelled to earn their living may leave their children during the day, and where they will receive proper care and attention from responsible people until their mothers call for them after working hours in the evening.'

There were a few earlier attempts in New Zealand to set up crèches, like that which Rachel Reynolds (1838-1928) and other Dunedin ladies started in 1879. However, these ultimately failed mainly because institutions which appeared to support extra-marital sex, or enabled women to apparently neglect their foremost duty as a mother, were generally disapproved of. Temporary crèches at occasions such as large exhibitions were becoming increasingly common though by the beginning of the twentieth century.

Conversely, kindergartens were socially acceptable because they had an educational focus and did not offer full-day care. After the failure of the Dunedin crèche Reynolds was involved in the Dunedin Free Kindergarten Association which was a successful venture, and although Auckland's Jubilee Kindergarten and Crèche was established in 1887 the service was predominantly run as a dedicated kindergarten. The ideal of motherhood was supported and exhorted by successive governments until well after World War Two through legislation which focused on a husband's responsibility as the breadwinner, which of course did not help women from broken marriages or unmarried mothers.

Ideas about the sanctity of motherhood and the practical implications of this for a family were imported to Australia and New Zealand from England. Therefore, it is perhaps because of her French background that Aubert saw a crèche as a logical addition to the other welfare institutions at Buckle Street. When Aubert was growing up there was an increasing social acceptance of the need for some mothers to seek work. As such, the first crèche was established in Paris in 1844 and the state starting funding crèches from 1869. In comparison, the New Zealand government did not support crèches in the same manner until almost a century later.

The success and longevity of the Sisters of Compassion Wellington crèche in New Zealand's generally disapproving social atmosphere could be attributed to the fact that it was only one of the services offered by the Sisters. Therefore, while people may not have felt comfortable donating directly to the crèche, their generosity nonetheless reached it and maintained it. It would still be several decades after the construction of the Home of Compassion Crèche building in 1914 before the idea of daycare services would become widely accepted in New Zealand society.

Home of Compassion Crèche

Perhaps the first example in New Zealand of a dedicated crèche was that named after Lady Carroll Heni Materoa (1852/1856?-1930) opened in Gisborne in mid 1913. This was run by the Cook County Womens' Guild and replaced a temporary building they had used since 1909. The main focus of the Heni Materoa Crèche seems to mostly have been long term housing of poor children, with a tiny proportion of their service given over to crèche work in the sense established by Aubert in 1903. For a fee the Heni Materoa Crèche also offered childminding services on occasions when mothers may have needed to attend a wedding or go shopping. Unlike the Heni Materoa Crèche, the purpose-built Home of Compassion Crèche was a dedicated crèche in the French tradition and continued the pioneering work that Aubert and the Sisters had begun in 1903 in buildings which formerly occupied its site. The new building was necessary because the existing crèche buildings had been condemned.

When the Crèche was being planned Aubert was actually in Rome. At almost 80 years of age, and over 50 years after she left Europe, Aubert returned in 1913 with the goal of obtaining papal recognition for her congregation, which would give it independence from the often frustrating and stifling control of the local diocese. This was an important time for the Sisters because they essentially had to run the order by themselves for a period of six years. This was a steep learning curve but one which was ultimately in the interest of the congregation of approximately 50 women, because it enabled future managers to step out from Aubert's impressive shadow and

develop their skills. In this regard organising the construction of the Crèche was a challenge, but one which stood the Sisters in good stead for future building projects. Therefore, in combination with the independence they secured as a result of Aubert's Europe trip, the Sisters of Compassion also developed a succession framework which ensured the unhindered continuance of the order when Aubert died only a few years later. The period when the Home of Compassion Crèche was built was a crucial time for the order and today the Sisters of Compassion 'remain the only surviving religious congregation founded in New Zealand.'

The Sisters had always relied on the generosity of others to fund their activities and building projects. The planning of the Crèche was contemporary with the founding of the Macarthy Trust. This was established after Thomas George Macarthy's (1833-1912) death and has subsequently contributed significant sums to educational and charitable organisations in Wellington. The initial grants round consisted of over £5000, however, the Sisters did not apply because Macarthy had already bequeathed Aubert £1000 which the Sisters would receive upon her return from Europe. However, because the Crèche was constructed before Aubert's return the building was paid for with the Sisters' existing funds and through donations. Finally, a £200 grant from the Trust in 1915 paid the balance of the cost for the £1200 building.

Tenders were called by the Crèche's architect, John Sydney Swan (1874-1936), in April 1914 and Campbell and Burke was the successful construction company. Swan began his architectural career articled to Frederick de Jersey Clere and later the two went into partnership. In 1907 Swan established his own practice and went on to become one of Wellington's most important architects of the early twentieth century, and one who completed a large number of projects for the Catholic Church. Swan designed St Gerard's Church on Mt Victoria (1908-10), and buildings at Erskine College, as well as other commercial, ecclesiastical, educational, and domestic buildings, and additions to Victoria University's Hunter Building. Campbell and Burke were also Wellington-based and seem to have been active between 1900 and the 1920s. Swan and Campbell and Burke worked together on several occasions around the period when the Crèche was built, including the Sacred Heart Convent in Wanganui (1911). In Wellington together they completed Plimmer's Emporium (1916), and also Our Lady's Home of Compassion, which meant that the Sisters were familiar with work produced from Swan and Campbell and Burke collaborations.

The opening ceremony for the Home of Compassion Crèche was on 27 September 1914. It was a reasonably low key affair given that people's focus was on the newly declared war in Europe. However, invitations were sent to a few key dignitaries, such as the Archbishop Redwood, Sir Joseph and Lady Ward, and Dr and Lady Stout. Unfortunately the Premier was unable to attend but sent his apologies. The facilities in this building, whose workmanship was universally praised at its opening, included a front porch where the children could leave their coats before entering the building proper, and several dormitories for the children to nap in, a large dayroom for activities, and separate girls and boys toilets. A high fence separated the Crèche's small yard from the driveway and playing fields of St Patrick's College. Swan had also designed the building in a manner that would enable a second storey to be added if required.

When the new Crèche building opened the service continued in the same vein as it had since 1903. The Sisters received infants and young children daily, year round, except during the month of January. There was no fee charged at the Crèche, but small contributions towards milk costs were appreciated. The need of each case was examined before acceptance because of the limited number of children the Crèche could cater for, and priority was given to children from single parent families where the mother had no option but to work to support her children. Aubert had close links to Truby King's Plunket movement and therefore it follows that in 1916 the Crèche was the first institution in Wellington to adopt the standardised mode of childcare of the Plunket system.

Fresh-air and play were recognised by the Sisters as an important aspect of the childhood experience. However, in the early period of the crèche operation the property's playground was important to the Sisters primarily because it enabled them to almost double the number of children they could cater for, if the weather was fine. Later, the crèche's long narrow section meant that by mid twentieth century standards the play area at the Home of Compassion Crèche's was limited in terms of available grass space. However, the Sisters had an arrangement with St Patrick's College, situated behind the crèche property, which enabled the children to use their grounds as a supplementary playground. The children also had access, by way of a set of steps, to the asphalt area at the back of the St Joseph's Home next door, which was separated from the Crèche by a concrete retaining wall.

Continuing Aubert's good work

On 1 October 1926, it was announced that one of New Zealand's greatest women had passed away. Aubert died at the age of 91 at Our Lady's Home of Compassion, and five days later her funeral was held amidst a huge outpouring of collective grief. Aubert's funeral, which was attended by clergy of many denominations as well as top politicians, was described as 'the greatest funeral New Zealand had ever accorded a woman.' The route of the mile-long funeral cortege was crowded with people, not only from the Catholic community but the general populous, who all wanted to demonstrate their respect.

Upon reflecting on the achievements and legacy of Aubert, historian Michael King stated: 'Mother Aubert's vision and example – her insistence on seeing Christ in every person who needed help, her refusal while doing so to distinguish between Catholic and non-

Catholic, Maori and Pakeha – were among the most pervasive and enduring forces to emerge from the Catholic Church in New Zealand.’ In 1990 the Sisters of Compassion began the process of seeking official Vatican recognition of the saintliness that people attributed to Aubert in life through beatification and canonisation, which are rigorous and lengthy processes. However, this is now well underway and if progressed successfully Aubert will become the first person associated with the Catholic Church in New Zealand to become a saint.

Of course, as planned the work of the Sisters of Compassion continued after Aubert’s passing, drawing inspiration from her life and example. From the 1920s the Sisters of Compassion began transferring their work with adults to Island Bay, as well as to the new Silverstream Home of Compassion in 1933. The Buckle Street Home for Incurables, which had helped hundreds of people from Wellington, and as far afield as Auckland and Dunedin, then became St Joseph’s Relief Depot. The Sisters of Compassion also set up other institutions around New Zealand and overseas.

As part of a small group of crèche services in New Zealand, the Home of Compassion Crèche was an important institution especially at times of economic crisis when more women were forced to seek work or supplement their family’s existing income, such as during World War One, the Great Depression, and World War Two. The daycare provided by the Crèche would have been a godsend for those lucky enough to secure a place, because kindergartens only offered care for part of the day. Until World War Two only charitable services like that at Buckle Street catered to this need, with the only full-day kindergartens in Wellington being established in 1942.

In the years after the Home of Compassion Crèche was built a few other charitable crèches were opened in Wellington. One of these was the Citizens Day Nursery, established in 1916. Upon investigation one inquisitive mother whose child attended the Nursery found that it was ‘dark and dingy,’ and she immediately transferred her child to the Home of Compassion Crèche. She was impressed with the Crèche and felt her child was much happier there. The Education Department had a similar favourable view of the Crèche during the 1960s, saying that the children were ‘a particularly happy group who respond cheerfully to kindly, gentle, but firm management,’ and that the Crèche was ‘without doubt the best run day nursery in Wellington.’

However, a combination of the crèche service outgrowing the 1914 building and planned State Highway One developments around the Basin Reserve prompted the Sisters of Compassion to move their facilities into a new three storey building close by on Sussex Street in 1973. Much of the land now incorporated into Karo Drive, as well as a passage of land that immediately adjoins the highway on the northeast side of Buckle, Ellice and Paterson Streets leading around the Basin Reserve and up to the Mount Victoria Tunnel, was taken for Better Utilisation or Motorway purposes by the Crown around this period in the early to mid 1970s.

As well as the crèche, the new Sussex Street facility also incorporated the St Joseph’s Relief Centre and the building which had been the Home for Incurables was then demolished. At the new building the Sisters were able to accommodate up to 50 children as opposed to the 30 they could manage at Buckle Street. The crèche has continued to function but is now the Aubert Childcare Centre located in Island Bay. Given the proximity of the vacated Crèche to St Patrick’s College, the building was then used as a library and supplementary classroom area for the school. However, this came to an end when the college moved to Evans Bay in 1979. After the former college buildings were demolished the Crèche was untenanted for period until it was eventually leased by its owners, Transit, to be used as an art studio. In recent years it has been used as a residence and office.

Physical Description

Of the places constructed by the Sisters of Compassion constructed in the late nineteenth and early twentieth century only St Joseph’s Church at Jerusalem and the Home of Compassion Crèche remain. Clifton in Auckland was bought by the Sisters and became the St Vincent’s Home of Compassion but was only used by them briefly. The first buildings occupied by the Sisters of Compassion in Wellington have all been demolished, as has the original Our Lady’s Home of Compassion buildings in Island Bay. While the Home of Compassion and services, such as their crèche, still operate out of buildings in Island Bay, the Home of Compassion Crèche on Buckle Street is the only remnant of the time when the Sisters were establishing their important long-term base in Wellington and is the only building that Mother Aubert actually worked in which remains in that city.

The Home of Compassion Crèche (Former) is located on a sloping site on the north side of Buckle Street, in a locale which has changed considerably and regularly since it was built. It is sited close to the multi-laned road that skirts the north east corner of the Basin Reserve. The surrounding sites to the west, north and east have been cleared of large structures however further away is the two-to-four storey built-up area of this part of the central city. The steps and gardens leading to the Tomb of the Unknown Soldier and Carillion, to the west, are within view.

In the immediate vicinity southwest of the Crèche, in space that was previously occupied by single or two-storey late nineteenth and early twentieth century residential buildings, are multi-storey apartment buildings. Only a few of these now remain facing the Basin Reserve, however Tasman Street has retained many examples. The historical landscape around the Basin Reserve and Mount Cook was characterised by workers’ dwellings, and military and penal structures, such as the Mount Cook Police Station (Former)

constructed in 1893, contemporary with the Tasman Street Wall, and the later Carillon.

The other historical characteristic of the area was the strong Catholic presence around the Basin Reserve, as well as that of other denominations. A Christian presence is still maintained at the Basin Reserve through the late twentieth century St Joseph's Church on the eastern corner opposite St Mark's (Anglican) Foundation Centre, which is in front of Wellington College. The Crèche is now the earliest remaining example of an ecclesiastical building at the Basin Reserve, although in the wider area between the Basin and Mount Victoria tunnel, a late nineteenth century large residence of Catholic clergy, including the Archbishop, remains at 7 Paterson Street.

The Crèche is the size of a standard bungalow – a basic rectangular single-storey form, with extensions in the form of entrance porches and windows. It has a low corrugated-iron hipped roof and a masonry chimney, with a gable extending the roof higher in the centre of the building. The building is situated at the front of its original long narrow section and occupies almost half of that land parcel. The west side of the Crèche's section is defined by a concrete retaining wall, which is thought to be contemporary with the building. This wall separated and maintained the different levels of the adjoining sections owned by the Sisters of Compassion; the upper level was formerly the site of the Home for Incurables. The area to the rear of the Crèche, now used as a parking area, was the children's play area. The recreational facilities at the Crèche also encompassed an adjoining area behind the Home for Incurables, and the former St Patrick's College grounds were also accessed. Subsequently the Crèche property has been expanded to include other land parcels on the eastern side of the original section.

Generally, the Crèche is constructed of a timber framed roof, supported by external walls of double skin Flemish bond brickwork and internal timber framed walls. Foundations, framed openings, bond beams, quoins, crenellations and all other embellishments to the brick exterior are formed with reinforced concrete.

With the presentation to the street of the Main Entrance, and its accompanying symmetry of forms and decorations, the Crèche is elegantly designed with many references to west-European building forms. Its sight would be grand were it visible rather than enclosed by trees.

The Main Entrance is an impressive adjunct to the main form and is formed beneath a secondary steeply-pitched hip on the south side of the building. It presents a large timber window to the street while the single door is located in the east side wall. This part of the building contains the most enriched features of the Crèche – the Norman-style crenulated parapet; the gently-arched, finely-detailed windows on three sides; and the elegant brick walls quoined with reinforced concrete and supported by a concrete foundation. Around the corners and over the windows is a continuous label circling the porch. Below the main window, centrally placed, is the foundation stone. In the niche between the central crenels on three sides of the porch are simple crosses. On the west side of the porch is a further large timber window of two double hung windows, with two toplights, with similarly triple-foiled heads recalling the Gothic tradition. The effect of the whole is one of gentile and domestic-scale formality.

More domestic in nature still are the northern extensions of the basic form of the building - the three sided brick and concrete bay window, in its original structural form although timber window repairs have been carried out; and an enclosed back entrance on the north elevation. The original post-and-brackets of the lean-to timber verandah have been enclosed with glazing and a door to form a room. Windows fill top panels and large panes fill the between-post void, but the balustrading panelling can still be seen beneath. Inside the brick exterior wall of the Crèche is clearly seen, as well as the moulded door and window architraves and surrounding quoins which are present in their equivalents else where in the main body of the building.

Spaced around the Crèche's exterior walls and servicing rooms, as required, are formally spaced simple timber windows with double-hung sashes and toplights in deep reveals, and reinforced concrete lintels, jambs and sills.

The interior of the Crèche is remarkable for its generally authentic layout. The interior is marked by a wide central Hall, from the Main Entrance through to the northern door with rooms either side. The Hall is separated from the Main Entrance by a partition of full height glazed door and windows. The toplights follow the triple-curved pattern with the long fine mullions, accentuating the four metre ceiling height with its Gothic-inspired motifs. On the interior, the Main Entrance is a tall elaborate vestibule: decorative windows, pressed metal ceiling, blue and white mosaic tiled floor and a formed dado rail.

From the Hall, rimu doors lead directly into rooms. Generally, throughout the Crèche, walls are plastered timber framing; flooring is matai; ceilings are generally plasterboards (some being repaired). Joinery is rimu and predominantly authentic. Ceilings are consistently high. Little hardware or fittings remain.

To the east side of the Hall are two rooms: the northern large room with the bay window, of around 50 square metres, is the original the Play Room. Two windows face south and the fireplace remains in place with a new surround. An elaborate ceiling rose has been recently installed. Shutters have been applied to the windows.

To the east, at the south end, in what was the children's Sleeping Room, is a bedroom of around 20 square metres: simple brick

fireplace backing onto the Play Room fireplace; high pressed metal ceiling and decorative scotia; windows to the east and south.

Across the hall at the north end is the kitchen (Room 1 on the original plan) which has been opened out with the hall to form a larger room. It has a pressed metal ceiling, windows and door north and west and examples of original hardware. There is rudimentary kitchen joinery.

Adjacent are the match-lined laundry, toilet and bathroom with their individual windows. These are the rooms that would have once been the sole sanitary rooms in the Crèche. They are (together) small, with what were modest linings and were originally (in same order) the bathroom, the toilet and the pantry-kitchen. Apart from linings, little remains of the hardware and fittings of these rooms.

The former Nursery (Room 2 on the original plans) is currently a bedroom and is located on the south west corner of the Crèche - a smaller room of 10 square metres and similar in style and materials to the Sleeping Room across the Hall.

Construction Dates

Original Construction
1914 -

Construction Details

Brick, concrete, corrugated iron, glass, stone, timber.

Completion Date

1st December 2010

Report Written By

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Information Sources

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Other Information

A fully referenced review report is available from the NZHPT Central Region Office

This place is not part of a reserve. It was taken under the Public Works Act 1928 for better utilisation in the City of Wellington. (NZ Gazette 1974, p.1975.)

Analysis of Material Available on the Place

A variety of sources were accessed as part of the research that informed this report. These ranged from primary sources (council and government files, historic newspaper articles, photographs, land information) to secondary sources such as: general sources on Wellington history and Catholicism in New Zealand, writings about the life of Mother Aubert and the Sisters of Compassion, as well as research on the development of childcare services in New Zealand.

Analysis of Material Accessed

The material assessed has been useful in determining a general picture of the importance of the building and placing it within the broader history of the work of Mother Aubert, the Sisters of Compassion, and childcare within New Zealand, as well as placing it within its general local social and historical context.

As an influential person and important female figure, there are many biographical works on Mother Aubert that have been seminal in the creation of this report. However, because of their biographical focus most of these works simply canvas the work undertaken by the Sisters at institutions like the Home of Compassion Crèche, although Munro's book contained more information than most of its counterparts.

Other important secondary sources were the studies on women's employment history in New Zealand and early childcare services produced by May and Nolan. These are detailed academic works which each mention the Home of Compassion Crèche and establish the Sisters of Compassion crèche as important within the history of childcare within New Zealand.

However, these texts did not provide specific information as to whether the Home of Compassion Crèche was the first purpose-built structure of its kind in New Zealand. For this primary research was undertaken using broad historic newspaper searches, the result of which was that the Heni Materoa Crèche in Gisborne, constructed in 1913, was the only building found that pre-dated its 1914 counterpart in Wellington. NZHPT colleagues in the Lower North Island region were not aware of this building's existence and GoogleEarth Streetview searches have not shown any building fitting its description. The NZHPT registration report on the Campbell Free Kindergarten (Former) was useful to determine that although that building (built 1910) is a purpose-built childcare facility that pre-dates the Home of Compassion Crèche, its services differed from that of the Crèche in philosophy and intent as part of Friedrich Froebel's international kindergarten movement, and that while it could be considered New Zealand's oldest remaining kindergarten building, the Home of Compassion Crèche is likely to be the country's oldest remaining purpose-built structure of its own kind.

The summary of the Home of Compassion Crèche's history which was produced by the Sisters of Compassion from their archival material was also helpful in terms of determining how the crèche was operated and the new building funded, and in combination with the Education Department records from Archives New Zealand, this has been very useful in establishing a picture of the valuable and high quality service that was provided at the building for 60 years.

Please note that entry on the New Zealand Heritage List/Rarangi Korero identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions.