
TAWA RAILWAY STATION AND ADJACENT LAND

1. Purpose of report

This report provides further information on the Tawa Railway Station building, following the recent presentation to the Board by the Greater Wellington Regional Council (GWRC).

It also provides information on the vacant land adjacent to the west of the rail corridor and station building, zoned as Business 1 in the District Plan.

2. Executive summary

At the 12 April 2012 meeting GWRC presented to the Community Board, findings from a recent building assessment for Tawa railway station. The recommendations presented were that, due to its current condition, the existing station building should be demolished and a new structure erected to provide shelter for passengers.

At the meeting, the Board requested (a) further advice and information on the possible heritage values of the building and (b) recommendations regarding future options for the site adjacent to the west of the rail corridor.

The building was declined from listing in 1995. The importance of railway heritage has become more prominent since that time. A report assessing the heritage values of the building has been commissioned. It is anticipated that a full report including a history and an assessment of the heritage values, will be available for the Board to consider at the meeting of 14 June 2012.

The Council has recently completed a significant planning project, District Plan Changes 72 (Residential Areas) and 73 (Centres). These have reviewed the planning controls for future growth along the city's Growth Spine. At this time, the Council has prioritised planning in the areas of Kilbirnie, Johnsonville, Adelaide Road and Central City. These areas provide adequate supply and diversity of housing until 2031 and potentially beyond. Other areas such as Karori and Tawa are to be reviewed over time by the Council.

3. Recommendations

Officers recommend that the Tawa Community Board:

- 1. Receive the information.*

4. Background

4.1 *The Tawa Station Building*

The Tawa station building is owned by Greater Wellington Regional Council. A document was commissioned by GWRC and prepared in February 2012 by Aurecon NZ Ltd entitled *Tawa Railway Station Building Assessment*. The findings of the report are that the building is in poor structural condition. The report recommends demolition.

4.1.1 *Heritage Status*

The building was proposed for listing in the Heritage Schedule of the Wellington City District Plan in 1995. At that time the listing of the building was opposed by the owner, NZ Rail Ltd.

The Council's Hearings Committee which considered the submission noted that neither the NZ Historic Places Trust nor the Heritage Railway Society considered the building to be worthy of protection. The Committee considered that as the building has tracks on either side, its retention could unnecessarily hamper any proposed development (See report of Hearings Committee in Appendix I). The building is not listed by the NZ Historic Places Trust.¹

Since the building was originally proposed for listing in the District Plan, rail heritage places including station buildings, have received significant attention. There are very few "island" stations like the Tawa station, still in existence in New Zealand and as their number has diminished the value of those remaining is being recognised. Railway buildings are features of the New Zealand landscape which are much loved by local communities. The Tawa station is no exception.

A full heritage report has been commissioned which will research the history of the building and provide an assessment of heritage values, if any, using the Council approved criteria. The report will be available before the next Board meeting on 14 June, for its information.

4.2 *Zoning – Business 1*

District Plan Changes 72 (Residential Areas) and 73 (Centres) have been prepared to manage future growth and development along the city's Growth Spine. Council has prioritised further detailed planning for Johnsonville, Kilbirnie, Adelaide Road and Wellington Central Business District. At this time these areas of change provide adequate supply and diversity of housing to meet

¹ In 1995 a notation was also included on the District Plan maps for the station. However, the notation was not removed from the District Plan maps when the Hearings Committee made the decision not to uphold the proposal to list, and the notation still remains. This is an anomaly which will be corrected. Regarding whether the building has statutory listing - as there is nothing in the District Plan itself that gives effect to the map notation, the building is not deemed to have heritage listing.

Wellington's future anticipated housing needs. A study of the Tawa Town Centre is proposed in the draft Long Term Plan.

The Business 1 zone means the land can have a range of uses including: employment activities, light industrial, commercial and business services, recreational, residential and entertainment uses, and local community services. In some cases retail activities are also appropriate.

4.3 Land adjacent to the Tawa Railway Station

For the Tawa Junction site (10 Surrey St) there is a live resource consent (reference SR176075) for a retirement village. It was issued on 15 July 2008 and is due to expire on 15 July 2013.

In summary, the proposal involves:

- demolition of existing buildings on the site
- fencing of the southern end of the site with a 1.8m high screen fence
- stages 1-3 comprise 59 single level villas and 15 single level cottages
- 88 car parks
- outdoor loading area
- comprehensive landscaping as each stage is completed.

The original application was in 4 stages (see attached plan Appendix II); however there was concern regarding the 4th stage main building which was to be 4 storeys high. This part was never consented.

The original developer and owner, Churtonleigh Retirement Village Ltd who hold the consent, may be proposing to sell on the land, with the valid resource consent.

5. Conclusion

Before future options for the Tawa Station building can be given full consideration an up to date assessment and evaluation of the possible heritage values is necessary. Further advice regarding the possible heritage values of the building will be provided at the Board meeting of 14 June. At this point an evaluation of the building's values will be able to be gauged, using the agreed District Plan heritage assessment criteria.

Tawa is a future potential area of change. Funding has been included in the draft Long Term Plan 2012-2022 to develop a centre action plan. This will look to coordinate investment and improvements in Tawa Town Centre.

Contact Officer: *Vivien Rickard, Principal Heritage Advisor*

SUPPORTING INFORMATION

1) Strategic fit / Strategic outcome

The proposed work supports the objectives of the Heritage Policy 2010.

2) LTP/Annual Plan reference and long term financial impact

The cost of the heritage assessment will be met out of PO65.

3) Treaty of Waitangi considerations

No research has been carried out to date to identify possible importance to mana whenua.

4) Decision-making

No decisions are sought from this paper.

5) Consultation

a) General consultation

Consultation is not required at this point.

b) Consultation with Maori

Mana Whenua have not been consulted.

6) Legal implications

Legal advice has not been sought.

7) Consistency with existing policy

The proposal for further work is consistent with the Heritage Policy 2010.

File Ref : 22/32/HH/10-98

Decision No. 248

WELLINGTON CITY COUNCIL - PROPOSED DISTRICT PLAN REPORT OF HERITAGE HEARING COMMITTEE HERITAGE (HH10-98) : BUILDINGS

SUBJECT : Tawa Railway Station
District Plan Schedule Ref : B.372

SUBMITTOR : New Zealand Rail Ltd

SUBMISSION NO : 768/20

FURTHER SUBMISSIONS : n/a

HEARINGS COMMITTEE : Councillors John Gilberthorpe (Chair)
Judy Siers
David Watt

HEARING DATE : 14 September 1995 10.35am Ctte Room 2

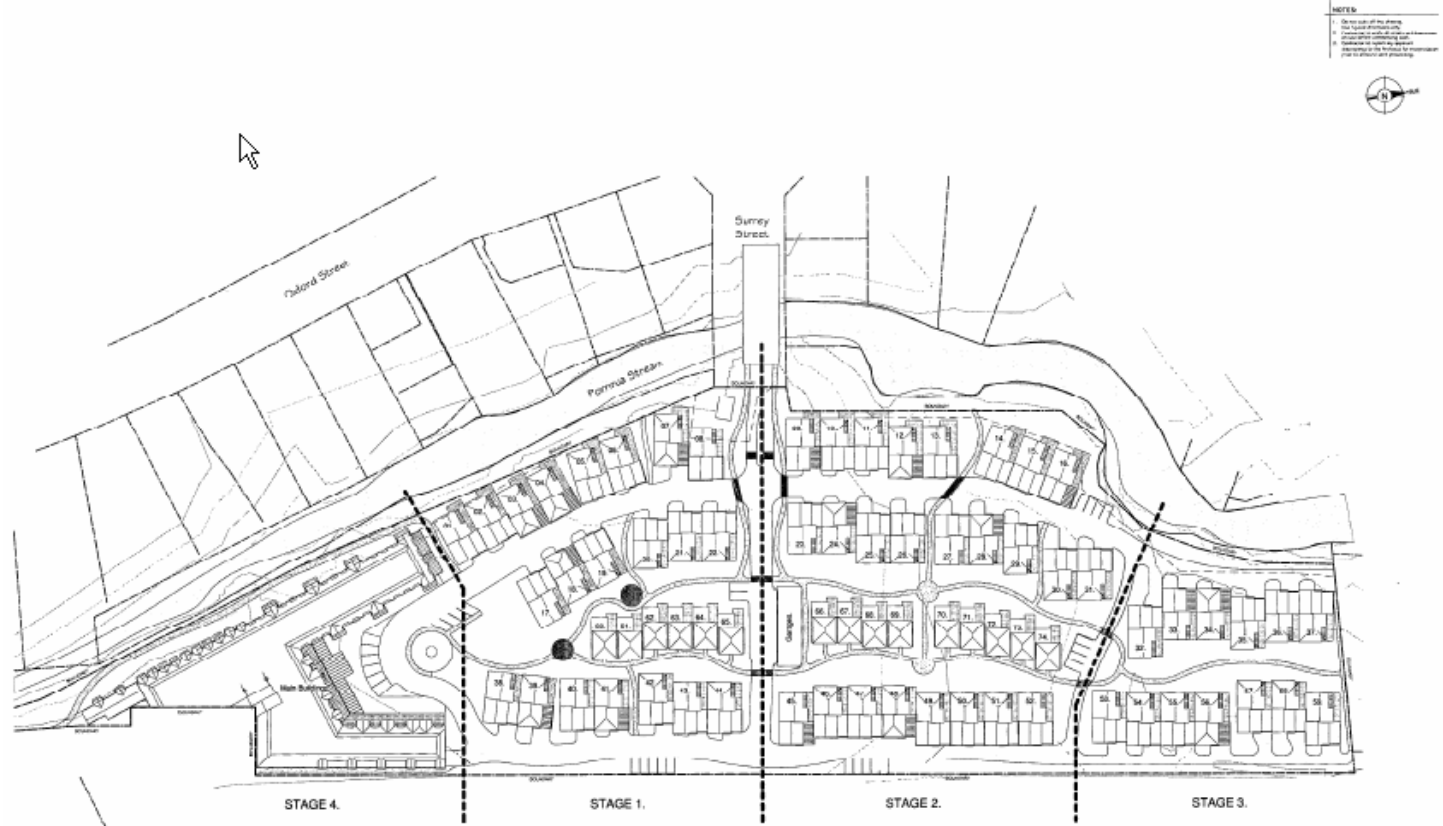
RECOMMENDATIONS :


- 1 That the Tawa Railway Station (B.372) be deleted from the Schedule of Heritage Buildings.
- 2 That the original submissions, the subject of decision 248, be accepted or rejected to the extent that they accord with Recommendation 1.

REASONS : The submission sought the deletion of the Tawa Railway Station from the Schedule of Heritage Buildings. The Committee noted that neither the Heritage Railway Society nor the New Zealand Historic Places Trust considered the building to be worthy of protection. The Committee considered that as the building has tracks on either side, its retention could unnecessarily hamper any proposed development, in particular track turntables and other associated works, of the main trunk rail line at this site.

John Gilberthorpe
CHAIR HERITAGE HEARINGS COMMITTEE

APPENDIX II



- NOTES
- 1. Do not cut off the stream.
 - 2. Do not build on the stream.
 - 3. Do not build on the stream.
 - 4. Do not build on the stream.
 - 5. Do not build on the stream.
 - 6. Do not build on the stream.
 - 7. Do not build on the stream.
 - 8. Do not build on the stream.
 - 9. Do not build on the stream.
 - 10. Do not build on the stream.
- 

Resource Consent

Stage Plan

Project Name	Breckingham Retirement Village
Project Location	Surrey St, Greys, Wellington
Client	HUNT, SAUNDERS & PARTNERS LTD
Project No.	RC02 RD

1000 BAYVIEW AVENUE, WELLINGTON 6120