

Landscape Features Inventory

for

Truby King Park

2022-05-26

Lianne Cox

Truby King Landscape Features 120 DUNCAN TERRACE, MELROSE Heritage Inventory Report	
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1 Executive Summary

This report was prepared for the Wellington City Council as part of the Planning for Growth work programme. It should be read in conjunction with the heritage inventory report prepared for the proposed Truby King Heritage Area that was prepared by New Zealand Heritage Properties Ltd in September 2021.

The Council is currently considering whether to proceed with the addition of the Truby King Heritage Area to the District Plan heritage schedules, in the context of the recent the demolition of the Karitane Hospital. The main question is - are there items within the extent of the Heritage New Zealand listing that have significant heritage values but are not already included in the District Plan listings for Truby King House, Mausoleum, or the Karitane Milk Products Factory?

This report is intended to provide additional information on landscape features within the proposed Truby King Heritage Area. It includes a description, photograph, and comment on significance of each item. It considers the recommendation by New Zealand Heritage Properties that the landscape features have significant heritage values and should be included in the proposed Truby King Heritage Area. It also considers the assessment that the landscape features should be considered for addition to the Wellington District Plan heritage schedules as Heritage Structures.

It agrees with the NZHP report that found that the landscape features at Truby King Park have significant heritage values and should be included in a proposed heritage area.

2 Introduction

The following is a landscape features inventory undertaken as part of the assessment of the proposed Truby King Heritage Area as part of the Planning for Growth work programme, and ongoing work on the draft district plan in 2022.

When Council prepares a new District Plan or a plan change, they must have regard to the New Zealand Heritage List Rārangi Kōrero prepared by Heritage New Zealand Pouhere Taonga. In 2021 Council started works to consider adding the Truby King Historic Area (listed by Heritage New Zealand) to the District Plan heritage schedules. The Council commissioned New Zealand Heritage Properties to research and assess the place. While NZHP Ltd were writing their heritage inventory report in September 2021, the Karitane Hospital in the Truby King Historic Area was demolished. NZHP completed their assessment and found that, despite the demolition of the Karitane Hospital, the proposed heritage area still has significant heritage values and should be included in the District Plan heritage schedules.

This report is part of wider consideration by the Council of the value of creating a Truby King Heritage Area. In particular, whether there are items and places that have significant heritage values, and are included the Heritage New Zealand listing, and are not already scheduled in the District Plan.

The extent of Heritage New Zealand's listing includes several buildings that are already included in the district plan heritage schedules. These are:

- Truby King House #197.1
- Truby King Mausoleum #197.2
- Karitane Products Society Building #198

The remaining items that are listed by Heritage New Zealand, but not already scheduled in the Wellington District Plan include:

- Former Karitane Hospital (demolished in 2021) and nurses' home (Lot 2 DP 8506 (RT WN383/74))
- Garden walls
- Gates and paths
- Glasshouses (on the site of the Karitane Milk Products Factory)
- Planting by Truby King

The 2021 New Zealand Heritage Properties report found that the "Entrance archways and brick structures, including walls, paths, columns [at the proposed Truby King Heritage Area contribute]... to the values of the heritage area and should be nominated for addition to the District Plan schedule as a heritage building or object." The report was a desktop study, and the landscape features were not identified or assessed in detail.

This report provides additional information on the landscape features and comments on the heritage significance of each item. It concludes with a recommendation for the landscape features.

All material is brick unless noted otherwise.

2.1 Commission details

This Heritage Inventory Report was commissioned by Mark Lindsay, Cultural Heritage Manager and Adam McCutcheon, Team Lead District Plan, Wellington City Council (Council) in March 2022. It is part of the Planning for Growth work programme that includes the preparation of the draft and proposed Wellington District Plans.

2.2 Purpose

This report is intended to update and support the Heritage Inventory Report prepared in September 2021 by New Zealand Heritage Properties following the demolition of the Former Maternity Hospital.

It is intended to provide information for the Council's decision on whether to schedule the extent included in the Heritage New Zealand Truby King Historic Area in the Wellington District Plan as a heritage area.

2.3 Order of inventory

This inventory is a journey moving from street up the driveway to the intersection, up and around the house, down to the intersection, then up the path to the mausoleum and house. See map for details of driveways and features.

2.4 Terminology

The driveway is taken as running north-south, with the hospital site to the east of this line. Hence 'north' means away from Melrose Rd (and generally increasing in altitude), and 'south' means the reverse.

The Hospital – the site of the privately owned and now demolished maternity hospital.

The Factory – the site of the privately owned former factory.

The driveway is named by the following divisors:

- Entry
- Lower
- Middle
- Hospital
- Intersection
- Up loop
- Rear parking area
- Down loop

Heights of columns, walls, piers etc are described as:

- Very low (around 200mm)
- Low (around 400-600mm)
- Medium (600-1200mm)
- High (1200 – 2000m)
- Very high (2000mm plus)

2.5 Limitations

No private property was accessed.

There is considerable undergrowth along drive areas which may conceal additional items.

The property boundaries are unclear along the lower and middle sections of the driveway between Truby King Park and the adjacent site of the former Karitane Hospital and nurses' home.

This report does not include comments on the planting by Truby King.

The greenhouses are on private property. They are within the grounds of the former Karitane Milk Products Factory and were not visited.

Some areas are fenced off, including around the "moon gate" near the main house. Any areas behind gates or fences were not visited.

3 Background

The history of the proposed Truby King Heritage Area is included in the heritage inventory report prepared by New Zealand Heritage Properties in September 2021. This section includes a brief history of the gardens and landscape features from that report as a background to the heritage assessment.

Frederic Truby King was a New Zealand asylum superintendent and child health reformer who created the Plunket Society. The King family including Truby, wife Isabella, and daughter Mary, moved to Wellington in 1922.

Truby King was a keen gardener and, along with his daughter, immediately set about clearing gorse from the site in Melrose and planting a shelter belt of trees. The gardens were created by Truby King, along with his gardener Dan Russell.

Most of the planting was removed in the 1950s when the property was passed to the Plunkett Society. By the 1990s a number of historic trees, and four rhododendrons could be identified from Truby King's planting.

The hard landscaping that was constructed before 1938 is generally considered to have been designed, commissioned, and sometimes built, by Truby King. Along with the buildings and mausoleum, the landscape features are some of the most highly visible reminders of Truby and Isabella King's tenure on this site.

4 Inventory

4.1 Street Entry

Driveway up to and including the first arch.

The western retaining wall consists of a small brick return along the street. From this, a small pillar marks the corner and a medium height retaining wall continues north, up the driveway. The wall has is one small column placed centrally before it stops at a very high plaster finished arch that extends over the driveway. The arch has "Karitane" written on it.

On the eastern side there is a matching medium height brick retaining wall with the asphalt continuous between them.



Figure 1. Entry Arch with 'Karitane' from Melrose Rd.



Figure 2. Detail of corner pillar and arch.



Figure 3. Entry Arch 'Karitane' looking to Melrose Rd. Note fine detailing to plasterwork to give relief and imitation stone lines on columns.

4.2 Lower Driveway

From first arch up to, but not including the second arch marked 'Karitane Products Society' or the western or eastern steps.

The western side of the asphalt coated driveway has a kerb consisting of a line of single bricks placed end to end. The composition of the retaining wall beyond this is unknown.

The western edge of the driveway asphalt has a modern concrete kerb running from the first arch to close to the second arch. There is a high sloping retaining wall approximately 500mm beyond this that supports the considerable slope behind. The retaining wall consists of regular brick pilasters separated by exposed aggregate concrete panels with timber trims, and a brick coping.

There are large gaps in the retaining wall where the land is lower and there are brick pilasters set back among the undergrowth.



Figure 4. View north up lower area of driveway. Note brick end-to-end kerb on west (LHS), and concrete kerb with brick/concrete retaining wall to east (RHS).



Figure 5. Looking south, down the first section of driveway. There are occasional pilasters in the undergrowth to the east (LHS).



Figure 6. Detail of eastern retaining wall at lower driveway showing brick pilasters, concrete infill, timber frame, and brick coping. Note non-original concrete kerb.



Figure 7. This is a gap in the eastern retaining wall in the lower driveway. The land steps back and there are brick pilasters hidden in the undergrowth.

4.3 Lower west steps

Western side of lower driveway, leading to private property.

Approximately two thirds of the way between the entry arch and the Karitane Products arch, there is a step of steps on the west leading down from the driveway to a lower path heading south parallel to the driveway.

These steps and path use the same bricks and concrete infill as seen elsewhere. There is a low brick edging to the downslope side.



Figure 8. Steps leading down at west of lower driveway.



Figure 9. Note bricks, and concrete treads.



Figure 10. The path turns and runs south on the slope below the road.

4.4 Karitane Products Society Arch

Where the lower driveway becomes the middle driveway

The driveway to the former Karitane Products factory leads off to the west. The entry is marked by a very high plaster finished arch, with 'Karitane Products Society' written on it. The eastern foot of arch appears to have had recent repair work completed. Like the entry arch, there is fine detail in the plaster work and coursing lines on the columns to suggest stone.

Beyond this pillar, there is a very low garden with a brick edge. The bricks are light red, and the ends of the beds are curved. The capping brick has a bull nose profile, indicative of a later date.

The western kerb running up to the arch is end-to-end brick, however the last 3 meters are edge-to-edge brick, as is seen at the top of retaining walls.

Just before the arch there is a small retaining wall to the west that forms a projection (possibly a passing bay) for the driveway. This is topped with side-to-side brick.



Figure 11. View of 'Karitane Products Society' arch where its driveway marks the junction of the middle and lower driveways. The middle driveway continues at the right.



Figure 12. Bottom of 'Karitane Products Society' arch showing recent work, and modern brick garden bed.



Figure 13. Side-to-side bricks as a coping - possibly this is a retaining wall rather than a kerb. Note it changes to a kerb in the distance.



Figure 14. Retaining wall at west of lower drive forming passing bay? Note difference in brick orientation on coping for retaining wall and kerbing.

4.5 'Rock' steps, and zigzag path

Steps to East at Karitane Products Society Arch, and path leading up to site of hospital.

On the eastern side of the driveway at the Karitane Products Society arch there is a set of steps and a path leading in a zigzag up the slope towards former site of the hospital.

There is no retaining wall south of the steps for some distance. A mid-height pillar is the northern gatepost and a mid-height retaining wall extends northwards from it.

The steps are formed from rocks with concrete treads poured in situ.

Beyond the gatepost, the path has low brick walls on both sides, and brick risers and concrete treads.

A high column marks the first turn of the path back to the south.



Figure 15. 'Rock' steps to former site of hospital. Note no retaining wall to south (RHS). Brick kerb at north changes to concrete kerb.



Figure 16. The bottom of path – brick risers and concrete treads. Brick retaining wall to RHS.



Figure 17. View of path from middle driveway. Pillar is at first zig-zag where path turns back to the south (to the right). Note that there is a low retaining wall (red) hidden under vegetation at bottom of picture, and a brick kerb below that (blue).



Figure 18. Detail of turn in path, with staggered steps to curve.

4.6 Middle driveway

Driveway between Karitane Factory Society arch and the turn off to the former hospital.

The eastern side has a mid-height retaining wall is located approximately 500mm back from an end-to-end brick kerb.

The western side has an end-to-end brick kerb that is partially damaged/removed.



Figure 19. Looking from south on middle driveway. Low retaining wall hidden at LHS of drive and brick kerb. Brick kerb to RHS drive (west).

4.7 Factory path and steps

There is a set of steps and a path to the west that leads down to the former Karitane Milk Products Factory.

The low retaining walls and risers are brick, and the treads concrete. This is either non-original or has had considerable repair work or rebuilding.

The single brick end-to-end kerb continues on the western side of the driveway. North of the path to the hospital, the kerbing also reverts to end-to-end brick, with a medium height brick retaining wall approximately 500mm behind.



Figure 20. Looking from south on middle driveway at the entry of path to the former Karitane Products factory. Note new or repaired brickwork to far wall.



Figure 21. Looking from north on middle driveway at the entry of path to the former Karitane Products factory. Note new concrete, and probably repairs to lower wall.

4.8 Intersection of driveways

The intersection of the middle driveway, the hospital driveway, and the house loop.

The middle driveway ends, the house loop begins, and the hospital driveway branches to the east.

The main driveway continues generally to the north but divides into the 'up' route to the west and the 'down' route to the east. The high point of the ridge enclosed in the loop contains the Truby King House, and the mausoleum.

A pair of gateposts on the corner of the 'down' and the hospital drive lead down to the dell.

There is a curve of bricks in the asphalt where the house grounds start.

Kerbing is single end-to-end brick.



Figure 22. Looking north from intersection of drives. Mausoleum up central steps, with house roof visible in distance. The lower group of piers is visible on the 'up loop' (LHS) and the 'down loop' (RHS).



Figure 23. From base of mausoleum steps looking south to drive intersection. Note twin piers at left at southern access to dell. Note stairs and arch to hospital (red) and rock steps to hospital (blue).

4.9 Former hospital access

Driveway and stairs with arch to site of former hospital.

The asphalt driveway to the former hospital site has a concrete kerb and timber fence to the north. To the south there is a brick and concrete panel retaining wall. A generous and sweeping set of steps leads up to the south, passing through a brick archway.



Figure 24. Looking up hospital driveway from intersection.



Figure 26. View from start of hospital drive of formal pedestrian entry to hospital grounds.

Figure 25. Detail of retaining wall to hospital driveway.



Figure 27. View from east, looking back to arch and towards driveway intersection.

4.10 South Entry to Dell

Entry at driveway intersection and paths from entry down into the dell.

Two high brick piers mark the entry to the dell. Beyond these, a small landing leads to a series of curving and cascading steps. These steps reach a landing and one path runs to the south east, the other to the north.

The southeast path follows the hospital driveway at a lower level and consists of ends of brick set in earth, and earth.

The northern path continues the brick retaining wall and steps, then changes to gravel.



Figure 28. This pair of columns mark the southern entry to the dell. Note top shaping that is different to that seen in retaining walls. Note brick 'threshold' in asphalt to mark the house grounds extent.

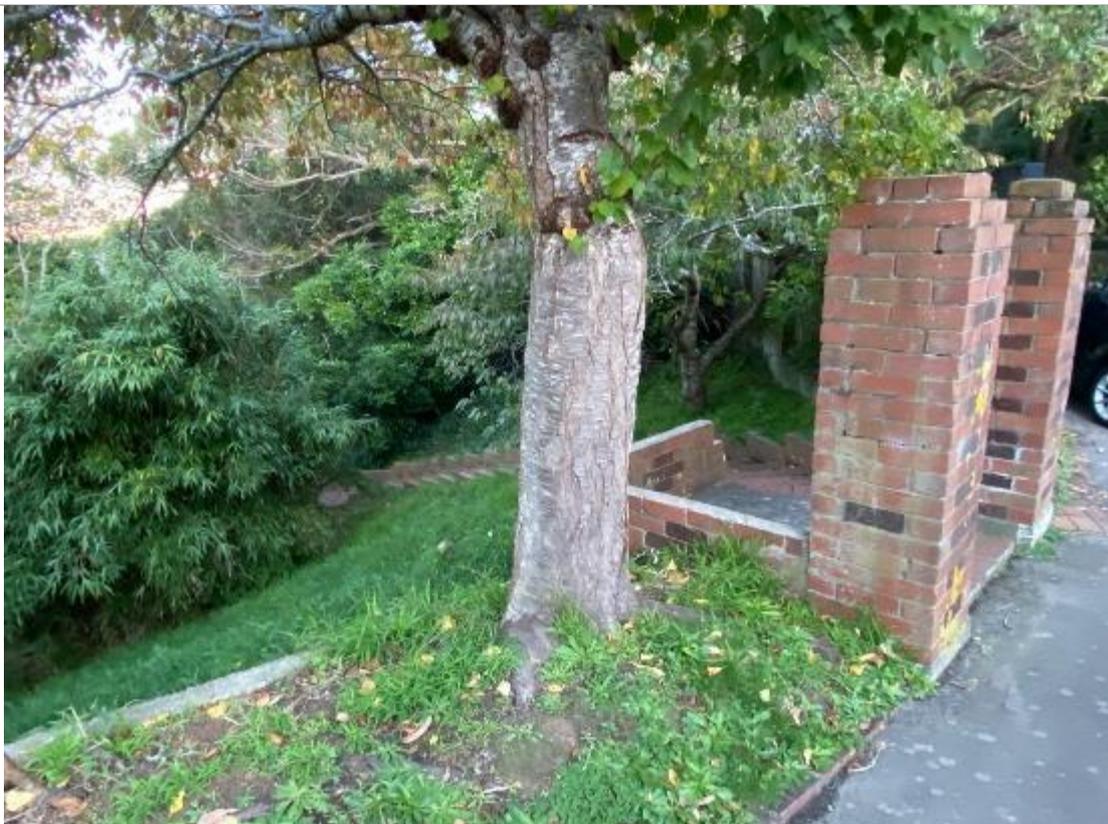


Figure 29. View of southern dell entry from north, showing landing and stairs going down the hill. Concrete retaining wall in left foreground.



Figure 30. The path down from the entry at top right, splits into the hospital path to the left, and the main dell path to bottom right at this triangular intersection.



Figure 31. Southern dell track, hospital path. Oddments of brick set in earth or concrete.



Figure 32. Southern dell track, dell arm, looking back to the triangular intersection marked.

4.11 Western lower lawn

Small, contained area of lawn at a level considerably below the 'up loop' driveway. Accessed from the four lower pillars on the 'up loop' driveway.



Figure 33. Looking north along western lower lawn. Note stone retaining wall, and brick pier in undergrowth.



Figure 34. Brick pier/planter at edge of western lower lawn.



Figure 35. View from western lower lawn looking up across the raised 'up loop' drive behind hedge, and to house garden beyond.

4.12 'Up Loop' driveway

The portion of driveway to the west of the mausoleum and house that extends from brick driveway threshold to rear of house. It includes the upper and lower groups of four piers.

This steep and narrow section of driveway contains two groups of piers which once supported timber pergolas. The lower group consists of two columns on either side of the driveway. The upper consists of two piers to the inner and one to the outer. There is a foundation indicating that there was a fourth pier. The piers are very tall, and elegantly detailed.

The uphill side of the drive consists of brick up to the lower group of piers, and then a tall backwards sloping random rock wall for the remainder.

Kerbing is single end-to-end brick.



Figure 36. The four lower piers on the 'up loop' driveway from south. The entry to the west lower lawn is between the two left hand piers.



Figure 37. The four lower piers on the 'up loop' driveway from north. Note start of rock retaining wall at LHS.



Figure 38. The wall between the two eastern lower piers on the 'up loop' driveway, with mausoleum walls beyond up the hill. The random rock wall starts here.



Figure 39. The upper group of three piers on the 'up loop' driveway, viewed from south.



Figure 40. The upper group of three piers on the 'up loop' driveway, viewed from north. Note foundation for missing pier.



Figure 41. The western retaining wall at the upper group of four piers on the 'up loop' driveway. Note random rock retaining walls to either side.



Figure 42. Brick stairs and mid-level retaining wall towards the top of the 'up loop' driveway. The upper group of piers is in the distance.



Figure 43. Looking from top of 'up loop' driveway to south. House is on left.

4.13 North parking

A widened area of driveway at the north of the house that provides access to parking, the house, and connects the 'up loop' and 'down loop' drives. The house lawn is raised and retained by a brick wall that has two sets of steps running through it. One set is close to the garage, the other is the main steps for the house.



Figure 44. Garage steps adjacent to garage door in north courtyard.



Figure 45. Main house steps at north east in north courtyard, to front of house.



Figure 46. Detail of gateposts at top of main house steps, from northern courtyard.

4.14 “Down loop’ driveway

From the north courtyard, including the upper group of four piers with faceted viewing platform, the large semicircular viewing platform, the lower group of four piers, and a seat.

The piers are the same design and general size as those on the ‘up loop’ drive and once supported timber pergolas.

The kerbing on the east of the drive is single end-to-end brick. The western side has a low brick retaining wall in the northern zone only. The main retaining is done by a large random stone wall set further up the slope.

The upper group of piers has a projecting faceted platform between the two eastern piers. The brickwork on the interior face features deliberate plaster patterns which add rhythm and detail to the appearance.

The large semi-circular viewing platform has detailed brickwork with contrasting colours and glaze of bricks, projections and shape, and bands of plaster. Below this is an extensive brick and plaster wall that provides a considerable sculptural element. An archway, different from any others is also located here, below the viewing platform.



Figure 47. The upper group of four piers on the 'down loop' driveway viewed from north. There is a faceted viewing platform between the piers to the east (left) and brick kerbing. There is a brick retaining wall to right.



Figure 48. The upper group of four piers on the 'down loop' driveway. There is a faceted viewing platform between the piers to the east (right).



Figure 49. The faceted viewing platform between the eastern piers in the upper group of four piers on the 'down loop' driveway.



Figure 50. The western piers in the upper group of four piers on the 'down loop' driveway. Note the brick kerb, brick low retaining wall, the random stone upper retaining wall, and the house above.



Figure 51. Northern entry to dell, located just north of semi-circular viewing platform. Brick wall, concrete steps, and gravel path.



Figure 52. A curved retaining wall/planter and pier a short way down the northern entry to dell.



Figure 53. Semicircular viewing platform and passing bay on the 'down loop' drive, viewed from north. Note stairs down far left, and also those that lead down and around behind the platform.



Figure 54. Semicircular viewing platform and passing bay between the two groups of piers on the 'down loop' drive. Note integrated planters, and plaque.



Figure 55. Semicircular viewing platform and passing bay between the two groups of piers on the 'down loop' drive viewed from south.



Figure 56. View from steps down behind semi-circular viewing platform. Note arch and contrasts between brick and concrete and plaster.

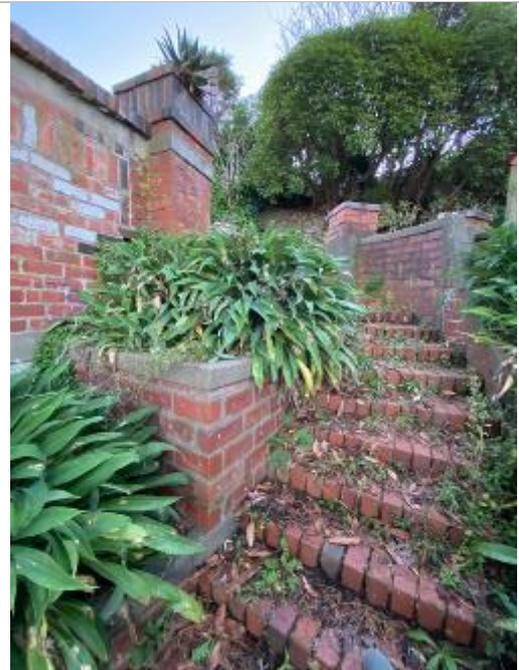


Figure 57. Looking up from previous position towards 'down loop' drive.



Figure 58. Two small piers and curved stair on the 'down loop' drive. These lead to the low path that links to the other side of the semi-circular viewing platform.



Figure 59. Looking down start of low path.



Figure 60. Looking along low path. The semi-circular viewing platform walls are visible in distance.



Figure 61. Seat formed in the random stone retaining wall between the two groups of piers on the 'down loop' drive.



Figure 62. Lower group of four piers on the 'down loop' drive.



Figure 63. Internal view of the lower group of piers on the 'down loop' drive. Note that there are random rock retaining walls between the piers in this location instead of the brick elsewhere.

4.15 Mausoleum

The path up to the mausoleum, and the mausoleum.

An imposing set of steps flows down the hill to the driveway intersection. The lower portion is symmetrical, with unusual sloping piers on each side and contrast brick walls. The steps and path beyond have low brick wall with side-to-side brick coping. There are low piers as planters at key positions.



Figure 64. The main steps and path up to the mausoleum (red) in distance.



Figure 65. Piers at top of mausoleum entry steps. Note brick risers, brick walls. The group of four lower piers on the 'down loop' drive is visible in distance.



Figure 66. Path to mausoleum. The left branch goes up to the roof and plaque, while the straight path leads to the mausoleum entry.



Figure 67. Mausoleum entry.



Figure 68. Path around mausoleum at the west. Note diamond 'treads' inscribed in concrete, and figures in brick work.



Figure 69. Steps up to roof of mausoleum and plaque. Note that these stairs do not have brick risers – it appears to be a stone. Treads are concrete.

4.16 House walls and paths

The path from mausoleum to house, the south path around house, the sculptural brick walls close to the house.

The path continues northwards beyond the mausoleum and winds up towards the house. A branch circles the hill to the west and links up to the driveway behind the house. The main branch leads to the tall sculptural brick walls that form the lower walkways adjacent to the house. The patio to the east of the house can be accessed from the walkway.



Figure 70. Looking south from near house back to mausoleum.



Figure 71. Path up to house. Note southern path branch (red) and main path continues to house (blue).



Figure 72. Walls about house from south. Note detailed brick work, with ledges, arches, contrast colours, projections and recesses, and openings for plants. The brick work is of considerable height in places. The moon gate to the right side of this image is now fenced off.

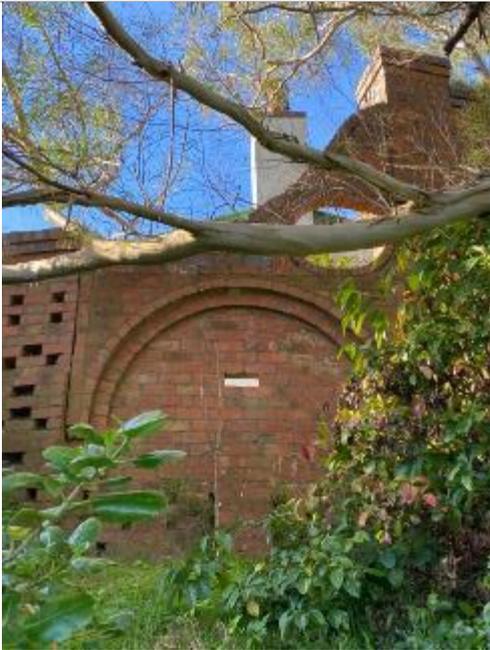


Figure 73. Filled in arch in wall at west. Note perforations - possibly for planting.



Figure 74. Detail of brick wall at arch. Note terracotta tiles used to provide decorative edging, and also make up heights.



Figure 75. Eastern patio to house, with start of high decorative walls running to south.

5 Summary heritage significance

LEVELS OF SIGNIFICANCE	CRITERIA AND THRESHOLD FOR ASSESSMENT
<p>Heritage Value A: EXCEPTIONAL</p> <p>This is usually original fabric, or early modifications.</p>	<p>An element has exceptional heritage significance if it is a key component of the place and makes a fundamental contribution to its heritage values. These include:</p> <ul style="list-style-type: none"> • Historic value – it is fundamental to understanding the history of the place. • Architectural – it is a notable example of style, design, form, scale, materials, ornamentation, period, craftsmanship, etc. • It is fundamental to the townscape or group values of the place. • It is fundamental to the scientific, archaeological, or technological values of the place. • Integrity – it is material from an early or significant period and is largely unmodified. • Social – it is fundamental to the social values of the place • Tangata whenua consider it to be of exceptional value • Rare – it is unique or rare.
<p>Heritage Value B: CONSIDERABLE / SIGNIFICANT.</p>	<p>An element has considerable heritage significance if it makes an important contribution to the heritage values of the place.</p> <p>This can include:</p> <ul style="list-style-type: none"> • Original elements that are less intact. • Non-original fabric that is appropriate to the place such as replicas, replaced and reconstructed items. • Modified spaces. • Elements and spaces that are not fundamental to the heritage values of the place.
<p>Heritage Value C: SOME</p>	<p>The element makes some positive contribution to the significance of the place.</p>
<p>NIL</p>	<p>The element has no heritage significance because it is unrelated to the place, is of solely functional value, or is an inappropriate addition.</p>

REFERENCE (IN THIS REPORT)	ITEM	SIGNIFICANCE
4.1	Street Entry - including arch	A
4.2	Lower Drive – eastern high retaining wall and brick kerbing	B
4.3	Lower West steps and path	C
4.4	Karitane Products Society Factory Arch	A
4.5	‘Rock’ Steps and zigzag path	A
4.6	Middle Drive – eastern mid-height retaining wall and brick kerbing.	B
4.7	Factory path and steps	A
4.8	Intersection of driveways	C
4.9	Former Karitane Hospital access – including arch and steps to hospital site	A
4.10	South Entry to Dell, and paths	B
4.11	Western lower lawn	B
4.12	‘Up Loop’ driveway – including retaining walls and two groups of piers	A
4.13	North Parking – including garage steps	B
	North Parking - Main house steps and path leading up to terrace	A
4.14	Down Loop driveway retaining walls and two groups of piers	A
	Northern entry to dell, steps, path and curved planter	B
	Semi-circular viewing platform	A
	Low Path entry, steps, path.	B
4.15	Mausoleum Entry steps, path	A
	Mausoleum (included in District Plan heritage building schedules / HNZPT Category 1 Historic Place)	A
4.16	Mausoleum to House paths	B
	Brick Walls around house	A
Overall	Overall site layout – layout of drives, paths, steps.	A

6 Options for listing

The landscape features at the Truby King Park that have significant exceptional heritage values meet the thresholds and criteria for inclusion in the Wellington District Plan. If the Council decides to add these items to the District Plan Heritage Schedules, there are three options:

- Option 1: Truby King Heritage Area – create a new heritage area.
- Option 2: Heritage Structures – add the items to the District Plan schedule of heritage objects / structures.
- Option 3: Heritage Building – add the items to the District Plan entry for the Truby King House and Truby King Mausoleum.

The first option is to create a new Truby King Heritage Area that includes the landscape features noted in this report as having significant or exceptional heritage values. This option recognises that the collection of buildings, structures and spaces that were built on this site at Melrose have significant group value. It would also be similar to the HNZPT New Zealand Heritage List entry for the place.

The second option is to list the items ranked as “A” (exceptional) and “B” (significant) separately as heritage structures. This option would acknowledge the significance of the 20+ landscape features noted in section 5 of this report.

The final option is to update the heritage building schedule entry for the Truby King House and Truby King Mausoleum to specifically add the 20+ landscape features.

All the above options would meet the RMA requirements to protect historic heritage from inappropriate subdivision, use and development. Option 1 is the preferred option because it has greater regard to the New Zealand Heritage List, and recognises the group values of the items at Truby King Park.

7 Conclusions

This report considers the values of the landscape features that are visible from the public realm – either from the street, or within Truby King Park.

It supports the assessment by New Zealand Heritage Properties in their heritage inventory report dated September 2021 that the “Entrance archways and brick structures, including walls, paths, columns” and considers NZHP’s assessment that these items contribute “to the values of the heritage area and should be nominated for addition to the District Plan schedule as a heritage building or object.”

Although some of the landscape items such as the Karitane Entrance Arch, the Factory Arch, the semi-circular viewing platform, and walls around the house have exceptional significance and could be listed as heritage structures in the District Plan, the value is also in the collective as a coherent landscape that surrounds several significant heritage buildings. As such the recommendation is that it would also be appropriate for the items to be included in a heritage area (rather than individually listed).