

Heritage Advisor Assessment on Resource Consent Application

25/07/2022

Service Request No: 471670
File Reference: none

Site Address: 26 Donald Street, Karori

1. Introduction:

- 1.1. My name is Moira Smith and I am a heritage consultant with over 25 years' experience in architecture and historic heritage. My current role is as director of The Heritage Practice Ltd, a practice that specialises in providing advice for built heritage. I have been in this role since July 2021, and before then I was a Senior Heritage Advisor in the Heritage team at Wellington City Council from 2016-2021. I worked on various contracts as a heritage advisor at Council from 2012 to September 2016, and from 1993 to 2006 I worked in architecture practices in New Zealand and the UK on conservation projects.
- 1.2. I am a New Zealand registered architect and hold a Bachelor of Building Science, Bachelor of Architecture, and a Master of Museum and Heritage Studies from Victoria University of Wellington. I am a member of the New Zealand Institute of Architects (NZIA), and the International Council on Monuments and Sites (ICOMOS NZ).
- 1.3. I have provided heritage and architectural input for a range of planning consent applications in New Zealand and the UK. Of particular relevance to this application is that I have assessed the heritage effects for resource consent applications for a range of developments in Wellington, during my time at Council.
- 1.4. I confirm that I have read the Code of Conduct for expert witnesses contained in section 7 of the 2014 Environment Court Practice Note and agree to abide by the principles set out therein.

2. Certificates of compliance for demolition

- 2.1. The application does not include the demolition of most of the original buildings at the former Karori Teachers' College, and this is because the applicant has been granted two certificates of compliance.
- 2.2. The certificates of compliance are:
 - SR 407395 for the demolition of the:
 - Oldershaw Block including the octagonal music room. Note that the music room has been retained.
 - Malcolm & Panckhurst Blocks including the two sky bridges
 - Ako Pai Marae
 - Theatre Block & Dance Studio
 - Mackie Gymnasium
 - Prefab 1
 - Stores and services workshop
 - SR 453248 for the demolition of the:
 - Gray and Waghorn buildings

- 2.3. The demolition of most of the original buildings has had a significant and adverse effect on the heritage values of the campus. But the demolition works covered by the certificates of compliance are out of scope of this resource consent application.

3. The proposal

- 3.1. The proposal is to construct a Comprehensive Care Retirement Village on the site of the former Wellington Teachers' Training College. Although the College is not scheduled in the District Plan, it has been identified by Heritage New Zealand Pouhere Taonga (HNZPT) as having significant heritage values and is listed in the New Zealand Heritage List Rārangi Kōrero as a Category 1 Historic Place.
- 3.2. The current application includes the retention and integration of the remaining buildings and landscaping within the new development, including the existing:
- Allen Ward VC Hall
 - Glazed link
 - Tennant Block
 - Oldershaw Building (octagonal music room); and,
 - Parts of the Lopdell Gardens
- 3.3. It also includes the design and integration of new buildings on the site in proximity to the remaining original heritage buildings, particularly:
- B01A at the site of the Oldershaw and Waghorn Blocks
 - B01A at the site of the Gray Block
 - B01B at the site of the Mackie Gym
 - B01B at the site of the Panckhurst and Malcolm Blocks
 - B07 facing Donald Street
- 3.4. At a greater distance are the new buildings on the site of the former tennis courts and open spaces:
- i. B02, B03, B04, B05 & B06 Proposed apartments

4. Significance of the site when assessed by HNZPT

- 4.1. The former Teachers' College was researched and assessed by Heritage New Zealand Pouhere Taonga (HNZPT) in 2018, before the demolition works commenced.
- 4.2. At that time, the College consisted of “an integrated grouping of multi-storey buildings and landscape features”, and HNZPT considered that the place had “outstanding architectural significance as one of New Zealand’s finest examples of Brutalist architecture”. The College’s layout and design made “best use of its undulating landscape to assure sensitive placement within the residential suburb of Karori.” The campus buildings were connected through sky bridges, covered walkways, and landscaping elements, and had a central quadrangle at the ‘heart’ of the complex.
- 4.3. HNZPT’s summary of significance notes that:
The Wellington Teachers' Training College (Former) is of outstanding architectural significance as one of New Zealand's finest statements of brutalist architecture. It demonstrates exceptional design and execution; a

sensitive response to its site and the successful realisation of the architect's aim to create a fully-designed community learning environment. The skilful, varied and elegant treatment of the raw materials, rich with varied texture and sculptural elements, results in a resounding challenge to preconceptions of concrete as a merely utilitarian construction material, and creates a thoughtful, cohesive and engaging built environment that has influenced the experience of the thousands of people that have studied there. Wellington Teachers' Training College (Former) has special significance because it is perhaps the most important project in esteemed architect Toomath's career and provided the backdrop for the primary functions of the learning institution formerly located there, as well as numerous community sports and cultural events.

- 4.4. Subsequent to the HNZPT listing, most of the original buildings were demolished including the Oldershaw Block (except for the octagonal music room), Malcolm & Panckhurst Blocks including the two sky bridges, Ako Pai Marae, Theatre Block & Dance Studio, Mackie Gymnasium, and Gray and Waghorn buildings.

5. Significance of the remaining buildings

- 5.1. The remaining buildings and landscaped areas that are included in the HNZPT listing are the Allen Ward VC Hall, Tennant Block, glazed link, Oldershaw Building (octagonal music room) and parts of the Lopdell Gardens.
- 5.2. The applicant's heritage experts are DPA Architects Ltd (DPA), and their assessment of environmental effects and technical report (AEE) is included in the resource consent application as *Appendix C: Heritage Technical Report – DPA Architects*.
- 5.3. DPA have assessed the remaining buildings as part of their assessment of environmental effects - see Section 4 of their AEE. They find that the remaining buildings and parts of the Lopdell Gardens have significant historical, architectural, aesthetic, social and technical values. I agree with this assessment of heritage values.

6. Heritage values of components

- 6.1. DPA have assessed the heritage values of the component parts of the remaining buildings and Lopdell Gardens – see section 4.2 of their AEE. I agree with their assessment.
- 6.2. The architectural and physical values of the place were due in part to the skill of the architect in the design of the campus where each unique building and structure formed part of a cohesive group. This was achieved through the use of a consistent palette of materials, detailing, textures, decorative surfaces, colour, and landscaping. HNZPT & the applicant's heritage expert note that some of the notable materials and elements include:
- (i) Concrete – the use of “expressed” concrete is one of the fundamental features of Brutalist architecture and was used extensively at the College in a wide range of forms, textures, and sculptural forms.
 - (ii) Timber casement windows – these are generally uniform in size and this creates cohesion between buildings.
 - (iii) Timber doors.

- (iv) Timber tongue and groove boarding to gable ends and to external walls to denote corridors within the buildings/
- (v) Aluminium rib roofing.
- (vi) Shallow pitched roofs in either mono-pitched, gabled, or hipped forms
- (vii) Covered walkways with concrete block columns
- (viii) Landscaping and planting.

7. Summary of the proposed works

7.1. The proposed development includes works to redevelop and integrate the remaining original buildings, structures, and landscape features into the new retirement village.

7.2. Tennant Block

The Tennant Block is the northernmost building facing Donald Street. It includes some of the materials, techniques and detailing that are typical for the College including the use of timber casement windows. The main alteration to this building is the proposal to replace the timber joinery with aluminium.

7.3. Allen Ward VC Hall

The Allen Ward VC Hall is a local landmark on Donald Street and the HNZPT report notes the particularly fine interior. Subsequent to the HNZPT report, the interior may have affected been fire damage and/or vandalism in late 2020/early 2021. The exterior includes some of the materials, techniques and detailing noted above, including the use of pre-cast aggregate faced panels and timber joinery.

The main alterations to this building include:

- (i) Redevelopment of the interior.
- (ii) Removal of some precast aggregate-faced panels along the northern façade and their replacement with a glazed screen.
- (iii) Some works to earthquake-strengthen exposed columns including the use of an epoxy mesh system.
- (iv) Replacement of the timber windows with aluminium joinery.

7.4. Glazed links between buildings and covered ways

The proposal includes the retention of the existing link between the Allen Ward VC Hall and the Tennant Block; the link structure between the Allen Ward VC Hall and the replacement building for the Gray Block; and a section of the covered way on the northern side of the courtyard.

The main alterations include:

- (i) Removal of “intrusive” elements including a student lounge between the Allen Ward VC Hall and the Tennant Block. There is no information on the location, design, or heritage significance of these elements.
- (ii) Reconstruction of the eastern elevation of the link between the Allen Ward VC Hall and Tennant Block – this includes reconstruction of the original “Donald Street entrance”.
- (iii) Modification of the link between the Allen Ward VC Hall and the Gray Block to accommodate a new entry at the lower level, and addition of a

seismic joint. This includes the installation of a new glazed screen in an area that was annotated as a “void” on the original drawings.

7.5. Oldershaw Building (octagonal music room)

The music room that was part of the Oldershaw building is a small octagonal building to the north of the site.

The main alterations include:

- (i) Demolition of the link to the existing three-storey Oldershaw building.
- (ii) Installation of new timber vertical sheathing to make good the opening.

7.6. Lopdell Gardens

The landscape architecture of the Lopdell Gardens includes concrete retaining walls, garden walls and planters, pathways and stairs along with associated mature plantings and trees. The gardens are seen as integral to the design of the College.

The main alterations include:

- (i) Retention of the gardens between the Tennant and octagonal music room (Oldershaw Building).
- (ii) Partial retention of the gardens between the Waghorn and Panckhurst, and the Malcolm and Oldershaw blocks.

Assessment of the proposed landscape design is not included in this heritage report.

7.7. Replacements for the original Gray and Waghorn Buildings

The applicant has proposed that the design of the proposed new B01A buildings that would replace the Gray, Waghorn buildings have been designed to “partly mitigate the loss of the original buildings”. The new buildings will be constructed in the same footprint as the original buildings, retaining the courtyard between them.

7.8. B01B & B07

The construction of other new buildings that may have an effect on the remaining original buildings.

7.9. B02, B03, B04, B05 & B06

The construction of new apartment blocks at the location of the existing tennis courts and open space that are at a greater distance from the remaining original heritage buildings.

8. Legislative Requirements (ie District Plan / Standards)

8.1. The relevant (heritage) rule is:

5.3.10A The construction or alteration of, and addition to, buildings and structures within an Educational Precinct (as shown on the planning maps) that are not Permitted Activities, are Discretionary Activities (Restricted) in respect of:

5.3.10A.1 design (including building bulk, height and scale), external appearance and siting

5.3.10A.2 site landscaping

5.3.10A.3 historic heritage

5.3.10A.4 parking and site access, and the movement of vehicular traffic to and from the site

5.3.10A.5 noise

5.3.10A.6 impact on the amenity of adjoining properties

- 8.2. The former Teachers' College is not listed as a heritage building or area in the District Plan and the Chapter 20 & 21 Heritage provisions do not apply.

9. Part 2 – Purpose and Principles of the RMA

In addition, Part 2 of the Act requires the Council to recognise and provide for matters of national importance (section 6) particular consideration has been given to 6(f) the protection of historic heritage from inappropriate subdivision, use, and development.

10. GWRC Regional Policy Statement

The loss of heritage values as a result of inappropriate modification, use and destruction of historic heritage is considered to be a regionally significant issue, and an issue of significance to the Wellington region's iwi authorities. Objective 15 of the GWRC regional policy statement requires that *Historic heritage is identified and protected from inappropriate modification, use and development.*

11. Assessment

- 11.1. The demolition work carried out under the certificates of compliance SR407395 and SR453248 is not part of this assessment.
- 11.2. Focussing on the current application for a comprehensive care retirement village, the issues are:
- (i) The integration of the remaining original buildings, structures, and landscape areas (listed by HNZPT) within the new development.
 - (ii) The design and construction of the new buildings and the effects on the original buildings, structures, and historic landscaping.
 - (iii) Modifications to the remaining buildings and landscape areas that continue to have significant heritage values.
- 11.3. A summary of the applicant's position is that the impact of the proposed village will have little effect on the heritage values of the former Teachers' College, as:
- (i) Some original buildings would be retained and adapted for new use.
 - (ii) The proposed new buildings have taken cues from the design of the retained Teachers' College buildings.
 - (iii) Spaces between buildings will be retained including parts of the Lopdell Gardens, central courtyard, connecting links and covered walkways.
 - (iv) Some landscape features such as paths, steps and retaining walls will remain.
 - (v) There will be some heritage interpretation provided on site.
 - (vi) There will be some photographic record of the redevelopment of the site.
- 11.4. DPA have also noted the following positive outcomes:
- (i) Allen Ward VC Hall, Tennant Block, Oldershaw, and some link buildings will be retained and seismically strengthened
 - (ii) Some buildings will be restored to their earlier form by the removal of later accretions and by the reconstruction of missing elements. This includes reinstatement of the original Donald Street entrance.

- 11.5. I agree with the applicant's heritage advisor that there are some positive aspects to the proposed development, including the retention of the central courtyard, parts of the Lopdell Gardens, the Allen Ward VC Hall, glazed link, Tennant Block and Oldershaw building. These items continue to have architectural, historic, and social values.
- 11.6. I agree with the applicant's heritage advisors' recommendations in section 8 of the *Appendix C: Heritage Technical Report – DPA Architects* that a suitably qualified heritage expert should:
- (i) Design any works relating to the conservation, repair and alterations to the remaining heritage buildings and hard landscape features such as paths, retaining walls and steps.
 - (ii) Develop a methodology for the structural repair/upgrade of the heritage buildings and hard landscape features to minimise the impact on heritage values.
 - (iii) Develop an interpretation strategy for the site.
 - (iv) Create a photographic record of the development of the site.
- 11.7. I disagree with the applicant's heritage expert that the detailed design of the new BO1A buildings will mitigate the loss of the demolished Gray and Waghorn Buildings. But note that demolition of these buildings was completed before this resource consent was submitted, and is not part of this heritage assessment.
- 11.8. On a positive note, I agree that the similarity in height, bulk, scale, massing, and location of the new BO1A buildings to the demolished Gray and Waghorn Buildings, and the retention of the former courtyard/ new bowling green, will help reduce the effects of this part of the development on the remaining heritage buildings and landscape areas. This means that I agree with the applicant's expert that the new BO1A buildings are likely to have relatively little effect on the remaining heritage buildings and landscape areas.
- 11.9. My assessment of the heritage effects of the new BO1B buildings on the Tennant Block, Oldershaw Block and Allen Ward VC Hall, is that they are at a distance from the remaining heritage buildings and are screened to some extent by the new BO1A buildings. I agree with the applicant's heritage expert that these will have relatively little effect on the remaining heritage buildings, and that the BO2, BO3, BO4, BO5 & BO6 apartment buildings will also have a similar small effect.
- 11.10. I agree with the applicant's heritage expert that the new BO7 building will change the streetscape along Donald Street, that had originally been landscaped and planted. DPA note that it will have some impact on heritage values, as it will partly conceal the Allen Ward VC Hall when approached from the south, but that this effect will be relatively small. I agree with this comment.

12. Key issues

- 12.1. Although I generally agree with the applicant's heritage expert on the effects of the construction of the new buildings, my main concerns are that the works will alter the remaining heritage buildings and landscape areas. My assessment is that these works could result in the loss of heritage values for

the remaining buildings that is both unacceptable and avoidable. In particular the:

- (i) Alterations to the Allen Ward VC Hall including the removal of pre-cast panels to the north façade, and their replacement with a glazed screen.
- (ii) Replacement of timber window joinery with aluminium at the Allen Ward VC Hall and Tennant Block.
- (iii) Reinstatement of the original Donald Street entrance.

13. Alterations to the Allen Ward VC Hall

- 13.1. The Allen Ward VC Hall has significant heritage values, and the proposed development includes some changes to this building. The application drawings are at a relatively small scale, and the changes are difficult to fully assess. The proposed alterations have the potential to have an adverse effect on the heritage values of the hall if not carried out with sensitivity to the original design of the building.
- 13.2. I note the applicant's heritage expert's recommendations in section 8 of *Appendix C: Heritage Technical Report – DPA Architects* and agree that any works to the Allen Ward VC Hall should be designed by a suitably qualified heritage architect to ensure that they are sensitive to the remaining heritage values of the hall.
- 13.3. The proposal was discussed with the applicant at a meeting on the 28th of June 2022. The applicant proposed a draft consent condition that would ensure the ongoing input from a heritage architect for the works to the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall.
- 13.4. The condition would address my concerns.

14. Aluminium Windows

- 14.1. The proposal to replace the original timber windows with aluminium would result in a loss of heritage fabric, and are not sympathetic with the form, materials and patina that are noted in the HNZPT registration report as being the distinctive features of the place.
- 14.2. The aluminium windows were discussed with the applicant at a meeting on the 28th of June 2022, and the applicant proposed a draft consent condition that would require timber windows for the remaining heritage buildings.
- 14.3. The condition would address my concerns.

15. Reconstruction of the original Donald Street entrance

- 15.1. One of the positive heritage outcomes for the proposed development is the reconstruction of the original Donald Street entrance and east elevation of the Tennant Block.
- 15.2. The ICOMOS NZ Charter is referred to in the Wellington District Plan (20.1.4.1) as an important reference document. It notes that reconstruction of parts of heritage buildings is appropriate where it *is essential to the function, integrity, intangible value, or understanding of a place, if sufficient physical*

and documentary evidence exists to minimise conjecture, and if surviving cultural heritage value is preserved.

15.3. The applicant’s heritage expert has provided drawings of the proposed reconstructed east elevation and Donald Street entrance that demonstrate that the works are based on a good understanding of the original design – and this would comply with the overall ICOMOS Charter requirements for reconstruction.

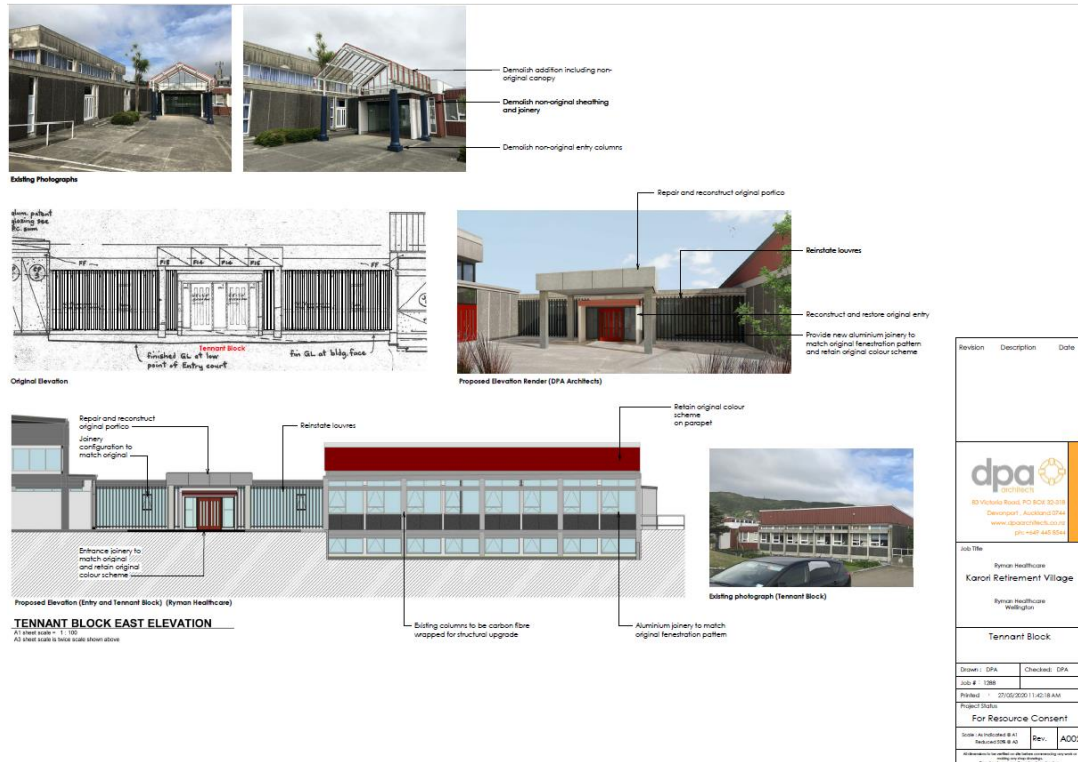


Image: Drawing A002 from page 26 of Appendix C: Heritage Technical Report – DPA Architects.

15.4. My concern is that application drawings RC09, R10, R11 & R12 differ from the heritage architect’s design. These drawings include lines that could be interpreted as a fence or screen.

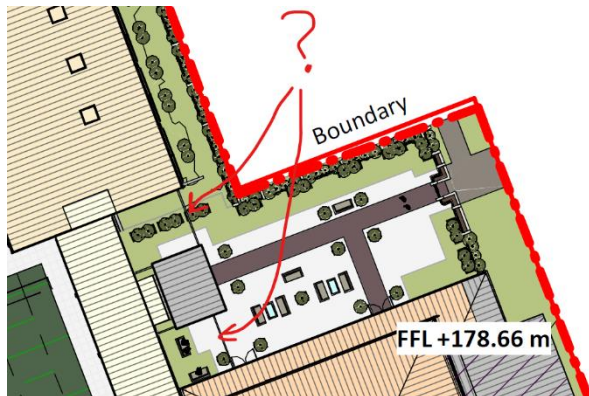


Image: Part of drawing RC09-A0-070

- 15.5. My assessment is if the lines were constructed as a wall, screen, or fence, this could reduce the positive benefits of the heritage architect’s well-considered design for the reconstructed entrance.
- 15.6. After discussions with the applicant on the 28th of June 2022, it is possible that these lines are a drafting or drawing coordination error, as they do not appear on the landscape plans.
- 15.7. The applicant has proposed a draft consent condition that would ensure that the design of the entrance canopy, doors, and vertical timber louvres at the Donald Street entrance, between the Allen Ward VC Hall and the Tennant Block, would be consistent with the original architecture of this entrance.
- 15.8. The condition would address my concerns.

16. Submissions

- 16.1. I have been asked to review the heritage component of submissions on the resource consent application. In particular submission 75 by David Winston King and Anna Reese McKinnon-King with a focus on paragraphs 103 to 106.

Submitter’s comments	Response
<p>Ryman submit that the heritage effects are minor adverse, given ‘considerable’ efforts have been made and ‘cues taken’ from the heritage effects of the Site in the PV design.</p>	
<p>However, the assessment notes that the new buildings covering a substantial portion of the Site will not be perceived as having heritage value.</p>	<p>Agreed</p>
<p>The fact is that the most important buildings reflecting the heritage value of the Site have been demolished, removing the substantive proportion of heritage value, and any retention of other buildings and taking of ‘cues’ from heritage values in them are minimal in impact given the context of the construction of a significant proportion of buildings that are new on the Site and out of character and, therefore, detract from heritage values.</p>	<p>The demolition works are not part of this RC application.</p> <p>My assessment is that the proposed new buildings have very little effect on the remaining heritage items.</p>
<p>Given the factors covered in the previous two paragraphs it does not</p>	<p>I disagree with this level of effects.</p>

seem un reasonable to conclude that the effects on heritage are moderate adverse.	
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17. Conclusion:

- 17.1. My assessment does not include the demolition works carried out under the certificates of compliance SR 407395 and SR 453248. Instead, it considers the drawings prepared for the resource consent application SR 467670 and *Appendix C: Heritage Technical Report - DPA Architects.*
- 17.2. An overview is that I agree with the applicant’s heritage expert that the new buildings (BO1, 2, 3, 4, 5, 6 & 7) will have little effect on the heritage values of the remaining buildings. My view is that the new buildings are located at a reasonable distance from the heritage buildings and are of a reasonable scale, height, bulk and massing.
- 17.3. I am concerned that the proposed alterations to the remaining heritage buildings and landscape areas may result in a loss of heritage fabric and be unsympathetic to the form, materials and patina that are noted in the HNZPT registration report. Although these buildings and places are not scheduled in the District Plan, they are listed by Heritage New Zealand Pouhere Taonga as a Category I Historic Place and have significant heritage values.
- 17.4. My view is that the negative effects could be managed by the conditions proposed by the applicant in appendix 1 of this heritage assessment – if the commissioners are minded to grant consent for the proposed development.
- 17.5. My assessment is that the overall development would have a reasonable effect on the heritage values of the remaining heritage items, subject to consent conditions.
- 17.6. In conclusion the proposal **is** acceptable on heritage grounds, subject to consent conditions.

Moira Smith

Registered Architect and Heritage Consultant
B.BSc; B.Arch; MMHS

Appendix 1: Draft conditions

The draft conditions proposed by the applicant following the meeting between the applicant and the Council on the 28th of June 2022 are as follows. The draft conditions are based in part on the recommendations in section 8 of *Appendix C: Heritage Technical Report - DPA Architects*.

This version of the draft conditions was received by the Council from the applicant on Friday 22nd July 2022, and is the basis for this heritage assessment. Minor suggestions have been added in green. The draft conditions are subject to further review by the Council's resource consent planners, and agreement with the applicant.

HERITAGE

1. At least 20 working days prior to the commencement of construction works on the site, the consent holder shall submit a photographic record in a digital format showing the existing condition of the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall, along with the Courtyard and Lopdell Gardens, to the Compliance Monitoring officer (in consultation with the Council's Heritage advisor). The photographic record shall include:
 - a. Views of the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall, along with the Courtyard and Lopdell Gardens, from different locations and perspectives within the site;
 - b. Views of the building elevations that will be subject to refurbishment as part of the establishment of the retirement village;
 - c. Views of any significant detailing on the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall, including fixings and fittings;
 - d. A key / legend showing the location of each photo and the direction photos were taken from;
 - e. A cover sheet with the site address, author and date of submission; and
 - f. All photographs must be dated and labelled within the photographic record document with descriptive captions to indicate title, location, and treatment.
2. Prior to preparing the photographic record required in accordance with Condition 1, the consent holder shall consult with the Compliance Monitoring Officer and the Council's Heritage Advisor over the locations from where the photographic record is to be taken within the site.

In addition to the photographic record, the consent holder shall submit all photographic images to the Compliance Monitoring Officer (in consultation with Council's Heritage advisor) in a digital format for approval. The filename

of each photo must include the address, name of elevation / detail, and photography date.

3. The consent holder may retain or replace the existing timber window joinery as part of the refurbishment of the Oldershaw Music Block, Allen Ward VC Hall and Tennant Block authorised as part of this resource consent. Any new or replacement windows shall have painted timber frames and be consistent with the original fenestration pattern of the joinery in the Oldershaw Music Block, Allen Ward VC Hall and Tennant Block. The windows may be single glazed or include insulated glazed units.
4. The consent holder shall ensure that the design of the entrance canopy, doors and vertical timber louvres at the Donald Street entrance, between the Allen Ward VC Hall and the Tennant Block, is consistent with the original architecture of this entrance.
5. At least 20 working days prior to the commencement of construction works on the site, the consent holder shall submit a Heritage Management Plan to the Compliance Monitoring Officer (in consultation with Council's Heritage advisor) for certification that it is in general accordance with the recommendations and drawings for the retirement village set out in "Proposed Comprehensive Care Retirement Village, Technical Report – Heritage, 28 August 2020" by DPA Architects Limited, and address the following matters:
 - a. The methodology for the structural upgrade of the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall. This shall include a summary of the investigations of the existing buildings and outline the design and installation of any new structural elements;
 - b. Drawings in plan and elevation at 1:50 scale that indicate the removal of pre-cast concrete panels from the Allen Ward VC Hall and their potential re-use on the Tennant Block;
 - c. The design of any replacement pre-cast concrete panels and their proposed surface treatments;
 - d. Drawings in plan and elevation at 1:50 scale that indicate the proposed alterations to the external form, cladding and joinery of the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall;
 - e. Drawings of the replacement timber window joinery as referenced in Condition 3, which shall include a window schedule at 1:20 scale and details of a typical window at 1:10 scale;
 - f. Drawings in plan and elevation at 1:50 scale of the Donald Street entrance, between the Allen Ward VC Hall and the Tennant Block, including the canopy (portico), entrance doors, and vertical timber louvres as referenced in Condition 4;

- g. The location of any mechanical plant in the vicinity of the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall in plan and elevation;
- h. The methodology for the removal and storage of any heritage fabric from the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall;
- i. The proposed colour scheme for the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall and Buildings B01A and B01B.

The Heritage Management Plan shall be prepared by a suitably qualified and experienced heritage architect.

6. The consent holder shall engage a suitably qualified and experienced heritage architect to oversee, on a monthly basis or at a frequency otherwise agreed with the Compliance Monitoring Officer (*in consultation with Council's Heritage advisor*), any remedial work to the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall. This includes the following:

- a. Repairs and remedial work to concrete surfaces, particularly where concrete is spalling due to rusting reinforcing;
- b. Remedial work to any existing timber surfaces, including replacement of defective timber and applied finishes; and
- c. Work to remove any accretions to the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall to ensure remaining heritage fabric is protected from damage.

7. Prior to the commencement of construction works on the site, the consent holder's nominated heritage architect shall hold a site briefing with all lead contractors and supervising staff to communicate the significance of the Oldershaw Music Block, Allen Ward VC Hall and Tennant Block, the requirements of these consent conditions and the requirements of the Heritage Management Plan.

The consent holder shall provide the Compliance Monitoring Officer and the Council's Heritage Advisor with at least five working days' notice of the site briefing *so that they may also attend*.

8. Prior to the implementation of any landscaping on the site, the consent holder shall provide a Heritage Information Plan to the Compliance Monitoring Officer (*in consultation with Council's Heritage advisor*) for certification that it details how information on the heritage features of the site is to be incorporated within the landscaping.

The Heritage Information Plan shall provide detail on interpretative signage / boards for residents, staff and visitors at three prominent locations within the site, with information on:

- a. The history, architecture and social values of the former Teacher's College;
- b. Any significant people associated with the former Teacher's College; and
- c. The significance of the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall, along with the Courtyard and Lopdell Gardens, as part of the former Teacher's College.

The Heritage Information Plan shall be prepared by a suitably qualified and experienced heritage architect.

9. The consent holder must implement the Heritage Information Plan within six months of the completion of construction works on the site, and maintain the interpretative signage / boards on an ongoing basis.

ACCIDENTAL DISCOVERY

10. In the event that an unidentified archaeological site is located during construction works on the site, the following protocols shall apply:
 - a. Work shall cease immediately within 10 m of the archaeological site;
 - b. The consent holder shall ensure that all machinery is shut down and the area secured;
 - c. The consent holder shall notify the Port Nicholson Block Settlement Trust, Te Runanga o Toa Rangatira Incorporated and the Heritage New Zealand Regional Archaeologist;
 - d. If the site is potentially of Māori origin, the consent holder shall notify the Heritage New Zealand Regional Archaeologist, and the Port Nicholson Block Settlement Trust and Te Runanga o Toa Rangatira Incorporated, of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (e.g. Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975);
 - e. If human remains (kōiwi tangata) are uncovered, the consent holder shall advise the Heritage New Zealand Regional Archaeologist, New Zealand Police, Port Nicholson Block Settlement Trust and Te Runanga o Toa Rangatira Incorporated and the above process under (d) shall apply. Remains are not to be moved until such time as the Port Nicholson Block Settlement Trust, Te Runanga o Toa Rangatira Incorporated and Heritage New Zealand have responded;
 - f. Works affecting the archaeological site and any human remains (kōiwi tangata) shall not resume until the Compliance Monitoring Officer gives written approval for work to continue; and

- g. Where the relevant iwi authorities make a request to the consent holder, any information recorded that directly relates to the find such as a description of location and content, is to be provided to the iwi for their records as soon as practicable.

In addition to the draft conditions noted above, it is recommended that the standard WCC advice note for archaeology should be added to the consent should it be granted.

Suggested Advice Notes

- *Archaeology: The subject property is a known place of historic habitation and there is reasonable cause to suspect the presence of an unrecorded archaeological site(s). An archaeological site is defined as physical evidence of pre-1900 human activity. This can include above ground structures as well as below ground features. Below ground features can include burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and European origin or human burials. If any activity associated with this proposal modifies, damages or destroys any archaeological site, an archaeological authority (consent) from Heritage New Zealand Pouhere Taonga (HNZPT) must be obtained for the work to proceed lawfully. Under the Heritage New Zealand Pouhere Taonga Act 2014 it is illegal to modify or destroy an archaeological site without obtaining an authority. The applicant is advised to contact HNZPT for further information prior to works commencing.*