



HERITAGE NEW ZEALAND
POUHERE TAONGA

Tairangahia a tua whakarere;
Tatakihia ngā reanga ō āmuri ake nei
Honouring the past; Inspiring the future

18 August 2022

File ref: 12015-214

Resource Consents Team
Wellington City Council
PO Box 2199
Wellington 6140

Email: planning@wcc.govt.nz

Dear Sir/Madam

**SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA TO RESOURCE CONSENT APPLICATION
FOR RETIREMENT VILLAGE AT 26 DONALD STREET AND 37 CAMPBELL STREET, KARORI – SR 471670**

To: Wellington City Council

Name of Submitter: Heritage New Zealand Pouhere Taonga

1. Heritage New Zealand Pouhere Taonga (HNZPT) is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage.
2. **This is a submission on an application from Ryman Healthcare Ltd for a resource consent:**
 - To establish a comprehensive care retirement village.
3. **Heritage New Zealand Pouhere Taonga is not a trade competitor for the purposes of Section 308B of the Resource Management Act 1991.**

4. **The specific parts of the application that this Heritage New Zealand Pouhere Taonga submission relates to are:**

- The adverse impact of the proposed development on historic heritage values.

5. **Heritage New Zealand Pouhere Taonga submission is:**

- **In opposition**

6. **The reasons for the position of Heritage New Zealand Pouhere Taonga are as follows:**

Heritage Significance

Built between 1966 to 1977, the former Wellington Teachers' Training College (Former) has outstanding architectural significance as one of New Zealand's finest examples of Brutalist architecture of a community created by an integrated grouping of multi-storey buildings and landscape features. The site was entered on the New Zealand Heritage List/Rārangi Kōrero (the List) as a Category 1 historic place, List No.9797. However, the place is not scheduled on the Wellington District Plan and is therefore not protected by the district plan heritage rules.

Heritage New Zealand Pouhere Taonga has previously advised the project developers of its lack of support for the project, and its concern for the heritage on the site, over several years. Research and the heritage listing of the place was carried out to help the applicant fully understand the importance of the place.

The project has already had major adverse effects on the heritage values of the Teachers' College. There has already been a significant loss of historic heritage through demolition, with most original buildings removed. There were twelve buildings and four defined landscaped open spaces with connecting covered walkways identified within the extent of the Listing. These elements, now largely demolished, were integral to the heritage importance of the complex. The application indicates only 2 ½ of the twelve buildings are still standing, although altered and partially demolished.

The Wellington City Council's Senior Heritage Advisor has, in the document dated 3 September 2021, discussed the heritage values of the site. She states that *the former Teachers' College has significant heritage values and was one of New Zealand's finest examples of Brutalist architecture. The demolition of most of the buildings included in the HNZPT listing has had a significant and adverse effect on the heritage values of the College.* She also states that *there are some remaining buildings and landscaped areas that have significant heritage values.*

Her conclusion is that *the proposal will have an unacceptable negative effect on the remaining buildings and landscape areas that have significant heritage values.*

She has recommended that the proposal be amended to omit the new aluminium joinery and retain and repair all existing timber joinery, and to omit the installation of the two grey "screens" on either side of

the proposed reconstructed entrance lobby to the Tennant Block link building. She has also recommended that, if consent is granted, several conditions and advice notes be included in the consent.

Heritage New Zealand Pouhere Taonga concurs with the assessment, conclusions, and recommendations of the Council's Senior Heritage Advisor.

7. Heritage New Zealand Pouhere Taonga seeks the following decision:

- Consent is declined, unless amendments are made to incorporate the matters referred to above, and detailed in the Council's Heritage Advice

Heritage New Zealand Pouhere Taonga does wish to be heard in support of its submission.

If others make a similar submission, Heritage New Zealand Pouhere Taonga will consider presenting a joint case at the hearing.

Yours sincerely



Karen Astwood

For Jamie Jacobs
Director / *Kaiwhakahaere*
Central Region / *Te Takiwā o Te Pūtahi a Māui*
Heritage New Zealand Pouhere Taonga

Address for service

Heritage New Zealand Pouhere Taonga
Central Region *Te Takiwā o Te Pūtahi a Māui*
PO Box 2629
Wellington 6140
Ph: 04 494 8325
Contact person: Dean Raymond
Email: draymond@heritage.org.nz

Copy to:

Ryman Healthcare Ltd
c/- Mitchell Daysh Limited
PO Box 300673
Auckland 0752

Phil.mitchell@mitchelldaysh.co.nz