

*under:* the Resource Management Act 1991

*in the matter of:* an application by Ryman Healthcare Limited for resource consent to construct, operate and maintain a comprehensive care retirement village at 26 Donald Street and 37 Campbell Street, Karori, Wellington

*between:* **Ryman Healthcare Limited**  
*Applicant*

*and:* **Wellington City Council**  
*Consent Authority*

Summary Statement of **David Alan Pearson** on behalf of  
Ryman Healthcare Limited

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Dated: 13 September 2022

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## **SUMMARY STATEMENT OF DAVID ALAN PEARSON ON BEHALF OF RYMAN HEALTHCARE LIMITED**

- 1 My full name is David Alan Pearson. My qualifications and experience are set out in my statement of evidence dated 29 August 2022.
- 2 The Site of the Proposed Village was formerly occupied by the Wellington Teachers' Training College (*Teachers' College*). The Teachers' College buildings were constructed in two stages between 1966 and 1977 and an area known as the Lopdell Gardens was set aside as green space.
- 3 The buildings were designed by prominent Wellington architect, Bill Toomath, in a style known as "Brutalism" which was characterised by the use of concrete in various forms.
- 4 The 'Wellington Teachers' Training College (former)' is included in the Heritage New Zealand List as a Category 1 Historic Place. The place is not included in the Heritage List of either the Operative or the Proposed Wellington District Plans.
- 5 The majority of the buildings on the Site have now been removed. However, the Allen Ward VC Hall and the Tennant Block, including the link between the two, along with the octagonal Oldershaw Building remain. These buildings will be structurally upgraded, refurbished and adapted to be integrated into the Proposed Village. The original entrance from Donald Street will also be restored. I consider that the retention and reuse of the remaining buildings to be a positive heritage aspect of the Proposed Village.
- 6 The retained buildings will form part of Building B01A, which will also include new components located essentially in the same locations as previous buildings on the Site. This layout will ensure that the central courtyard which was an integral part of the Teachers' College complex is also retained. In my opinion, the retention of the courtyard is a positive aspect of the Proposed Village.
- 7 I have been closely involved in the design of the new components of Building B01A, which have been designed to respect and acknowledge the former buildings, without resorting to replication. This will ensure that the new buildings are able to be differentiated from the original buildings.
- 8 A number of new buildings, for which I acted as consultant for their initial design, are also proposed for the Site. Building B01B will be located only generally in the area previously occupied by the Stage 2 former Teachers' College buildings but will have a different

footprint. Other new buildings, denoted as Buildings B02 – B07, will be constructed in areas where there never has been buildings.

- 9 Accordingly, these buildings have been designed in a more contemporary style, while still respecting the retained former Teachers' College buildings. Their design has also been amended following feedback from Council officers. As a result, Buildings B02 – B07 will now have a more residential scale to ensure that they better relate to the surrounding environment. In conclusion, I consider the new buildings will have only a minor impact on the heritage values of the Site.
- 10 As part of the Proposed Village, the Lopdell Gardens will be retained as far as practicable and enhanced with new plantings. I consider the retention of the Lopdell Gardens to be a positive aspect of the Proposed Village.
- 11 Three submissions concerning heritage matters were received. The submission from Heritage New Zealand Pouhere Taonga supports the recommendations made in the report by Council's Senior Heritage Advisor. Of the other two submissions, one considered that the new buildings will detract from the heritage values of the Site and the other was concerned that Ryman was not maintaining the Lopdell Gardens. I consider that the concerns of these submitters have all been addressed.
- 12 The report prepared by Council's Heritage Consultant agrees with my assessment in all material respects. It records some concerns in relation to proposed works that would alter the remaining heritage buildings and landscape areas, all of which have been resolved by amendments to the proposal or by conditions. Ms Smith concludes that that the Proposed Village is considered acceptable on heritage grounds, subject to consent conditions.
- 13 The Council Officer's Report attaches a set of draft conditions which I agree with and support.
- 14 In conclusion, I consider the Proposed Village will create a number of positive heritage benefits through the retention, strengthening and refurbishment of the retained Teachers' College buildings and that any potential adverse heritage effects can be mitigated.

**David Alan Pearson**  
**13 September 2022**