

14 June 2018

The Rt Hon. Wyatt Creech
Chair of the Board
Heritage New Zealand Board
P.O. Box 2629
Wellington 6140
information@heritage.org.nz

Re: Heritage Order to protect Wellington Teachers' Training College (Former)

Dear Rt Hon. Wyatt Creech

We are writing to you to express our concern regarding the lack of protection on what we consider to be a significant heritage site in Wellington, namely the Wellington Teachers' Training College (Former).

1. We understand that the site's heritage significance is not disputed by heritage experts, and the site has been known to be important for a number of years now.
2. Ryman Healthcare have secured the right to demolish half of the site any time during the next five years because of a Certificate of Compliance recently issued to them by the WCC. This right to demolish cannot be removed through any change to the current District Plan (e.g. a listing of the site on the District Plan), or through the listing of the site by Heritage NZ. This certificate was possible because of the lack of recognition of the site through the Heritage NZ listing process, and the lack of protection through a District Plan listing.
3. Ryman have been clear about their intentions to demolish half the site. Such a demolition will adversely impact on the appearance of building masses, remove the idiosyncratic sky bridges, the spatial form of the integrated landscaping of Lopdell Gardens, and the innovative structural design expressed in the Gymnasium Building. Additionally, the proposed creation of secure compounds (gated-community), which will fence and divide the site, will radically interfere with the heritage values of the site.
4. Consequently, the current threat to this heritage site is very real.
5. The only mechanism for heritage protection now is a Heritage Order.
6. We ask you and the Board of Heritage NZ to:
 - (a) **lodge a Notice of Requirement** for a Heritage Order over the site (as per s 189 of the Resource Management Act).
 - (b) **lobby the WCC to list the site** on the heritage schedule of the District Plan.
7. These actions are important to ensure the long term protection of the site. Our suggested action of Heritage NZ lodging a Notice of Requirement for a Heritage



the architectural centre inc.
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Order will provide sufficient protection until the current Certificate of Compliance expires and the site is listed on the Wellington District Plan, or longer if deemed appropriate.

8. Lodging a Notice of Requirement does not preclude dialogue, and in advocating for Heritage NZ to lodge a Notice of Requirement for a Heritage Order, the Architectural Centre is not advocating that Heritage NZ cease their current discussions with Ryman. This is because we see engaging with Ryman as important to achieve a successful adaptive reuse outcome on the site. We are thus not advocating any kind of heritage "freezing" of the site.
9. A Heritage Order will protect the site, and is the only legal mechanism currently available to protect the site. This will make demolition illegal without the consent of Heritage NZ and require will Heritage NZ's approval of any development. We believe that this will positively influence the heritage outcomes for the site, and is the only way to ensure the retention of the heritage values of the campus.

Thanks again for your time considering this letter and we look forward to your response.

Yours faithfully



Christine McCarthy and Daryl Cockburn
Co-presidents, Architectural Centre
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cc. Ian Bowman, Chair, ICOMOS NZ
cc. James Blackburne, President, Historic Places Aotearoa
cc. Philip Hartley, Chair, Docomomo NZ
cc. Richard Bentley, Save the Karori Campus Group
cc. Priscilla Williams, Chair, Historic Places Wellington
cc. Katherine Skipper, Chair, NZIA Wellington Branch