

21 November 2017

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Re: Ashleigh Court proposed re-categorisation of registration

This submission is from the Architectural Centre, an incorporated society dating from 1946, which represents both professionals and non-professionals interested in the promotion of good design. We make the following points regarding the Heritage New Zealand proposal to review the categorisation of Ashleigh Court (112-122 Riddiford St):

1. the Centre strongly opposes this review of the categorisation of Ashleigh Court.
2. we do not support reviewing the category of Heritage New Zealand listed buildings when it is clear that there are many buildings and sites which warrant listing, which have been nominated to Heritage New Zealand and acknowledged as worthy of listing that remain unlisted and are at greater risk of demolition (e.g. Gordon Wilson Flats; Karori Teachers College).
3. we note that the Heritage New Zealand Pouhere Taonga Act requires the same level of effort in reviewing a listing as entering a new heritage listings, confirming our belief that reviewing the Ashleigh Court listing is at the expense of providing protection to a currently unlisted, but equally worthy, building. ("Heritage New Zealand Pouhere Taonga ... must conduct the review in the same manner as if it were a proposal to make an entry on the New Zealand Heritage List/Rārangi Kōrero" (s78(7)).
4. we consequently consider a review of Ashleigh Court's listing is unstrategic and unwise and in terms of Heritage New Zealand's need to prudently manage its scarce resources.
5. we note the Ashleigh Court is listed in the WCC District Plan, and that this provides greater legal protection than Heritage New Zealand listing - again pointing to a lesser need to review the Heritage New Zealand listing.
6. additionally we note the significant absence of modernist buildings on Heritage New Zealand's list, and we consider that this significant deficiency requires urgent attention and is a much, much higher priority than reviewing the category of an existing listing.



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7. we are concerned that the building owner's desire for earthquake strengthening funding (referred to in the covering letter) has unduly influenced the decision to undertake this review and the outcome of this review. We also note that Ashleigh Court has already received \$25,000 from the WCC this year for "strengthening concept design, engineering reports and conservation advice."¹ We also note that the Ministry for Culture and Heritage's Heritage EQUIP fund does not require Category 1 listing to meet funding criteria.²
8. the Architectural Centre strongly asks that Heritage New Zealand does not review any nineteenth-century or early twentieth-century heritage items on its list until a better/representative balance has been achieved between these items and those from the mid- and late-twentieth century.
9. Finally, to make sure there is no confusion, this submission is not querying the validity of Ashleigh Court having a NZ Heritage listing. Rather it is concerned that reviewing items that are already listed is inappropriate given the current context of insufficient recognition for other unlisted heritage items. We consider that this is particularly the case for mid- to late-twentieth-century buildings/sites.

Thank you for this opportunity to comment on the review Ashleigh Court's category on the Heritage New Zealand list. If you have any questions please do not hesitate to contact us.

Yours faithfully



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¹ Built Heritage Incentive Fund: 1 August 2017 Round <https://wellington.govt.nz/~media/services/community-and-culture/funding/files/built-allocations.pdf?la=en>

² Heritage EQUIP: Earthquake upgrade incentive programme <http://heritageequip.govt.nz/funding-your-project/heritage-equip-funding/how-to-apply>