

15 October 2018

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Tēnā koe Andrew

Thank you for your letter of 11 October 2018 in response to our letter of 9 October 2018. In your letter you indicated that Heritage NZ (HNZ) does not endorse Ryman Healthcare's proposal to demolish approximately half of the Wellington Teachers Training College (Former), Karori (WTTC).

While we are pleased to hear this, we cannot understand that - if this is in fact the case - why HNZ has done nothing to protect this heritage site? HNZ is able to lodge a notice of requirement for a heritage order immediately giving the site protection. At what point will HNZ be proactive in protecting the site? The demolition of the buildings will commence within a fortnight - if not sooner. Why wait for heritage destruction before acting? Or is HNZ not willing to act in this matter?

We note in your letter that you have asked us to explain our conclusion that HNZ must endorse Ryman's well advertised and unwavering commitment to demolish these buildings. This is self-explanatory. It is the only viable conclusion given HNZ's continued inaction. Since their purchase of the site in December 2017, Ryman have been upfront about their intentions for the site. This has not changed.

Ryman have:

- (a) delayed the HNZ listing process, requesting and obtaining a 20 day extension, in order to facilitate their application for, and granting of, a certificate of compliance for demolition (April/May 2018).
- (b) applied for, and been granted, a building consent for demolition (August/October 2018)
- (c) announced in early October that they are:

"commencing site preparation works early ... we first need to carry out demolition of some buildings which will occur in two stages. Stage one will involve site establishment and an internal strip out of all buildings on site. ... Stage two will involve demolition of the buildings that are approved to be demolished. There will be no public access through the site from 8 October 2018. ... We plan to have the first stage of demolition underway in approximately 4 weeks' time [i.e. starting 30 October]."

In addition, in reply to our letter of 14 September 2018, Claire Craig - in an email you were copied into - wrote to us stating that HNZ was aiming to "protect as much of the historic fabric of the College **as can be achieved with their [Ryman's] agreement.**"

This indicated to us that HNZ is prioritising Ryman's agreement over the criteria of the HNZ Act in order to determine the degree of retention that HNZ would support.



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Ryman have clearly identified what they will agree to. This has not changed since early this year. Our logical conclusion from HNZ's continued inaction is that HNZ endorses Ryman's proposed demolition.

Incredibly, after Ryman's clear progression towards demolishing key parts of the site over the course of this year (including the buildings framing Lopdell garden, the skybridges, and the gymnasium that explains the reason for Toomath gaining the commission to design the site), Claire's email concluded that "Ryman have not given us cause to believe that they will act unilaterally in the meantime." We dispute this. Ryman have consistently acted unilaterally throughout the year, without cessation, to reach their desired aim to demolish these buildings. They have proceeded in the way that any developer would act, including having friendly meetings with HNZ, unhindered by any heritage protection.

We believe that:

- (a) HNZ has been negligent in its unwillingness to protect this heritage site and lodge a notice of requirement for a heritage order.
- (b) It is at odds with HNZ's statutory obligations to merely "protect as much of the historic fabric of the College **as can be achieved with their [Ryman's] agreement.**" HNZ must protect the heritage values determined by the criteria in the HNZ Act - not what they can manage to get Ryman to agree to.
- (c) It is time for HNZ to swallow its pride and come to terms with the fact that Ryman have not made good on any promises to HNZ, and that, if HNZ does not act fast, New Zealand will lose another heritage building because of inaction by heritage authorities, contrary to their statutory obligations.
- (d) It is critical that HNZ understand that in situations like these deeds speak louder than words. The time for uncritical acceptance of Ryman's assurances is over. HNZ needs to act decisively to protect this site from imminent loss of heritage.

We consider this matter to be one of the utmost urgency.

Nāku iti noa, nā



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cc. Hon. Grant Robertson. MP, Wellington Central  
cc. James Blackburne, Chair, Historic Places Aotearoa  
cc. Richard Bentley, Save the Karori Campus Group  
cc. Ian Bowman, Chair, ICOMOS NZ  
cc. Philip Hartley, Chair, Docomomo  
cc. Tim Melville, President, New Zealand Institute of Architects