

OCULUS



Year ahead looks promising

FROM THE TOP



HPA President
James Blackburne

Meri Kirihimete. Covid has been the major headline this year but with the Budget not having any funding for Heritage EQUIP, the start of the RMA reforms and other legislation has been the primary threat to heritage nationally.

It has been fantastic to see how many heritage NGOs have come together to collectively lobby and advocate for heritage nationally. This will need to continue based on the long-term legislative programme of changes.

2022 is looking promising for HPA having a more formal and regular relationship with staff from Ministry for Arts, Culture and Heritage.

In February, HPA, ICOMOS and NZ Archaeological Association leaders will have the first of regular meetings with senior MCH staff. This will provide direct communication between heritage NGOs and MCH, which we haven't had in the past.

I recently met Minister Kiritapu Allan, who is open to us having a more direct relationship with her. This is a first and encouraging for the future.

I thank all of you in the sector for your support over the past year and a very big thanks to Felicity Wong and Chelle Gandell, who stepped down from the executive over the year, and Gillian Creighton who continues to be our minutes secretary. Your support is vital to the functioning of HPA and ultimately the protection and retention of heritage in Aotearoa.

On behalf of the committee, I wish you all a very Merry Christmas and a Happy New Year. Stay safe and enjoy your time with friends and family.

Heritage people are generous

By Andrew Coleman,
Heritage New Zealand
Pouhere Taonga CEO

Heritage is one of those things that require many people to make it work, or at least to ensure it is not lost, that its stories are known, that it is acknowledged and that it is cared for now and into the future.

We are extremely fortunate to have many people who are generous with their time, with their efforts and with their heritage properties and places.

As this is the first contribution I have made to Oculus, it is timely to rightfully join the applause for the generosity of heritage people to those of you who are members of Historic Places Aotearoa.

It seems like yesterday when I first started my role as the Chief Executive of Heritage New Zealand Pouhere Taonga, but the reality is this was nearly five years ago.

Before I start to reflect on those five years, in future Oculus publications, I want to start with a message to you as members of Historic Places Aotearoa. It's a question I am sure those of you who have met me or heard me talk at your annual conferences and AGMs would have already heard.

How can the value of volunteer heritage committed people be so negatively questioned, as it was in 2014, when it was confirmed that branch committees were no longer required?

I describe it as a generosity and



Andrew Coleman.

commitment to heritage 'slap in the face'. For the past five years, we believe we have worked hard together to move past those difficult times and, pleasingly, we have many examples of shared and collective contributions, with many more to come.

It is inspiring to know that many people help

tell our nation's heritage story in many different ways – be it the hundreds of supporters donating and gifting money for the conservation work of heritage places or the working relationships we have with heritage organisations such as Historic Places Aotearoa and with iwi, heritage owners and the community.

Your generosity comes in all shapes and forms. There is a common theme of a love and appreciation for heritage and its importance in continuing to be a living part of our history and being prepared to deliver this as volunteers.

Our organisation comes in as an advocate and promoter of heritage. We do this as New Zealand's lead heritage agency, with a reputation and set of heritage principles that has encouraged, at least for now, a high level of trust. We are very proud to hold that expectation on behalf of New Zealanders. I continue to applaud the generosity of Historic Places Aotearoa heritage people and the role that you all have in working with us for these purposes. Given half the chance, I will continue to tell you why.

ARCHITECTURAL TERMS *explained*

ASHLAR

smooth square stones laid in a horizontal fashion; used for foundations or facing of masonry walls.

In parts of New Zealand where stone is hard to find or of poor quality, the ashlar lines were scribed into a cement render over a brick façade to create the illusion of Ashlar.



*The Voice of Heritage
for New Zealand*

Our executive

The HPA seven-member executive meets monthly via Microsoft Teams. Its members are:

James Blackburne (president)
president@historicplacesaotearoa.org.nz

Helen Craig hellycraig@hotmail.com

Mark Gerrard
canty@historicplacesaotearoa.org.nz

Phillip Hartley
Philliph@salmondreed.co.nz

Nigel Isaacs nigel.isaacs@vuw.ac.nz

Elizabeth Pishief
elizabeth.pishief@live.com

Christopher Templeton
opentenor@hotmail.com

EX-OFFICIO

Gillian Creighton (minutes secretary)

Denis Pilkington (secretary)

denis.pilkington@gmail.com

Jo McLean (treasurer)

accounting@historicplacesaotearoa.org.nz

HPA EXECUTIVE MAHI

By Denis Pilkington

AGM 2021

We planned to hold our AGM in Auckland in October, hosted by Historic Places Auckland Tamaki Makaurau. Sadly, this was overtaken by the Covid lockdown and the event postponed until March 2022. However, because our rules say the AGM must be held by 30 November each year, we had to resort to an online video meeting via Microsoft Teams.

Twenty people represented all nine Membership Organisations and two of the four Associate Members. The video format proved a successful and workable way to meet our AGM obligations. Minutes were circulated to all Membership Organisations.

At the AGM, two new members were voted on to the executive, notably Dr Phillip Hartley and Elizabeth Pishief. Phillip is on the committee of Historic Places Auckland Tamaki Makaurau; Elizabeth is on the Historic Places Hawke's Bay committee. They replaced Denis Pilkington, Hawke's Bay, who stays on as secretary, and Felicity Wong of Historic Places Wellington.

Meanwhile, the associated joint conference with ICOMOS was rescheduled for the weekend of 26/27 March 2022 at The University of Auckland, traffic lights permitting. Please note this event in your diary.

Submissions

Our recent submissions included MCH's draft policy for government management of cultural heritage. This covers management of heritage buildings occupied by government departments.

The existing policy was more of a guideline, which some departments chose to ignore. A notable example being the demolition of the Te Urewera National Park Visitor Centre at Waikaremoana in 2016. We are looking forward to a stronger policy that is regularly monitored and enforced to ensure government-owned heritage buildings are well maintained and strongly protected.

We had previously submitted on government policy statements on housing and urban development. These statements are now being transformed into law with the introduction of the RMA (Enabling Housing and Other Matters) Bill. Unfortunately, the time

available for submissions was very short and we missed the cut-off.

However, submissions were made by Historic Places Wellington and by Nigel Gilkison from Historic Places Mid-Canterbury.

Suffice to say, there is considerable concern about the risk of heritage properties being trampled to death in the process to fast-track more intensive urban residential development. Read more in Felicity Wong's article on the bill in this issue.

Meeting with MCH

HPA was represented at another meeting with the MCH along with ICOMOS and Heritage New Zealand Pouhere Taonga.

We are currently lobbying to reinstate the Heritage EQUIP Fund and for the release of its policy on strengthening heritage protection in New Zealand.

Newsletter name

One AGM agenda item was Historic Places Hawke's Bay's request to change the newsletter's name.

We sought member feedback but only received one response in favour of the status quo and some alternative name suggestions from Historic Places Hawke's Bay. The executive will revisit this in early 2022.

National Heritage Conference

We continue to work with Heritage New Zealand, ICOMOS and the NZ Archaeological Association on holding a large-scale national heritage conference in Christchurch in 2022. Please note the tentative dates of 7-10 October 2022.

Keeping in Touch:

The HPA Executive Committee gets regular feedback from Membership Organisations represented on the committee.

The committee believes communication with other members could be improved and to this end proposes a regular video meeting with chairmen of all Member Organisations and Associate Members to get local feedback on current issues.

We hope improved internal communications will help strengthen our organisation. Attendees at the first meeting on 7 December requested meetings every two months. These will be chaired by Historic Places Wellington chair Felicity Wong.

OCULUS Whanganui steps up heritage fund

Whanganui District Council has expanded its funding for privately owned commercial heritage building facade enhancements in its CBD. The expanded criteria for its Heritage Grant Fund (HGF) now include seismic and fire safety engineering professional services; Crown and Council-owned buildings when in non-government use; and heritage buildings across the district, subject to showing substantial community benefit.

The move was triggered due to the

demise of the Heritage Equip fund. The council is not covering actual earthquake strengthening costs.

The HGF has been consistently over-subscribed, its success having snowballed in the three years it has been open. The scheme approved about \$110k in grants towards six heritage initiatives in the 2020/21 year. The \$150k boost in total allocation to \$250k a year is expected to help address oversubscription and support more transformational projects.

Searching for Churchill stories

The Auckland Churchill Dining Club wants to hear from anyone interested in Sir Winston Churchill stories.

Club members meet intermittently and relate stories about Sir Winston they have read or picked up from various sources.

Now members would like to build a collection of related stories with a connection to New Zealand.

Sir Winston admired Sir Bernard

Freyberg, and entrusted him as a battle commander. His wife was patron of the Naval cadets and communicated with Whanganui Collegiate Naval Cadets as recorded in letters.

He never visited New Zealand but some ancestors settled in Christchurch in the 1880s.

If you have any further stories or information please contact Gary Russell at kinder_house@xtra.co.nz.

INTRODUCING

Dr Phillip Hartley HPA executive committee

Phillip is a Chartered Building Surveyor specialising in built heritage conservation, who emigrated to New Zealand in 2005. He holds a post-graduate diploma in building conservation and a master's degree in architectural history from the UK, and more recently completed a doctorate at the University of Auckland, based on research of the conservation of Modernist architecture in New Zealand. He is a senior associate at Salmond Reed Architects, based in Auckland, and was awarded Affiliate member status of NZIBS in 2017 for his contribution to 'good professional practice in the construction industry'.



Wong outlines new bill and its implications

By Felicity Wong, HPWellington

RMA (Enabling Housing and Other Matters) Bill

Parliament's Environment Committee has heard oral submissions on the RMA (Enabling Housing and Other Matters) Bill. This was unveiled three weeks before submissions closed and hearings were held over the weekend of 19-22 November.

Some submitters called it indecent haste, while others called for the bill to be withdrawn.

The bill is a major deregulation of planning and does two things.

Medium Density Residential Standards (MDRS)

The bill requires councils of tier 1 cities (Auckland, Tauranga, Hamilton, Wellington and Christchurch) to immediately rezone all residential sites. That includes beachside, small and rural settlements, and all suburbs.

The councils will be required to use the same density rules (Medium Density Residential Standards or MDRS). The MDRS rules would allow three units of 11m (3 storey) as of right on each site without any need to get a resource consent. That means extra



HP Wellington chair Felicity Wong.

houses could be built on all sites.

Submitters called the MDRS rules "one size fits all" and a "blanket approach" to all major cities. The Minister can apply the bill to tier 2 cities (Nelson, Whangarei, Napier etc).

The MDRS rules are even more permissive than the "mixed use residential zone" adopted in specified targeted areas under Auckland's Unitary Plan. Auckland Council noted that, as a result of its Unitary Plan, it now has capacity for 900,000 extra homes and is no longer short of housing capacity. Auckland's Plan

took three years (2013-16); had 10,000 submissions; and cost \$50M. Auckland Council is now faced with scrapping it for the new blanket MDRS rules.

Mayor Goff said Auckland has had some very poor multi unit developments and that all citizens, including poorer or more vulnerable citizens, deserve to live in reasonable homes. He said good rules were needed about sunlight, minimum living space, outlook and outdoor space. He did not want to be forced to replace Auckland's rules with worse ones and was "reminded of Prime Minister Norman Kirk" describing some developments in the 1970s as "filing cabinets in which to put the workers at night".

One issue, for example, is the proposed MDRS height plane rule which would allow each structure to be 6m high, 1m from the boundary and up to 12m at a 60 degree angle from that. By contrast, Auckland's Unitary Plan rules are for the building to be much lower if it's so close and the height plane to be only 45 degrees. That allows sunlight into the neighbouring property. (Wellington's existing residential rules only allow a 2.5 metre

Continued on page 4:

Bill fast-tracks urban development policy

From page 3:

high structure and a 45 degree height plane from its boundary, so MDRS presents a big change.)

Working Group

Mayor Phil Goff instead proposed a working group be set up with councils, developers and iwi. The group could amend the bill and provide better rules that took into account the well-being of citizens.

Christchurch's council had similar concerns but Wellington's did not, in part perhaps because Wellington is already a compact city with historical areas of high density. For example, Mt Victoria has big old two storey homes with no side yards or street setbacks, and they often cover 80 percent of their small site.

That showed there are different conditions in each city and councils should retain the ability to make rules that suit their city. Contrary views were expressed by developers, and from several young people who support deregulation and want housing choice in preferred areas. They are not concerned about the transfer of values between neighbouring property owners, nor about any reduction of private amenity.

Some submitters talked about the reasons for unaffordable housing being historically low interest rates. Others about the constraints on building materials and skills. Many submitters (including councils) talked about the real problem of getting sufficient infrastructure for new builds, and the need for government funding through GST contributions etc.

Fast track – Intensification Streamlined Planning Process (ISPP)

The second aspect of the bill is to fast track the implementation of the National Policy Statement on Urban Development (NPS-UD).

That policy was adopted by regulation last year and requires tier 1 councils to “upzone” all sites which are within a “walkable catchment” of their CBD; of metropolitan centres; or of rapid transit stops (including future planned ones). The upzoning allows buildings of “at least six storey” (21m) in those areas, and full lot coverage (ie no setbacks etc). In Wellington's case, the council decided to go further and allow a building 50 percent higher if it meets certain positive criteria such as being a green building or providing affordable or accessible housing. Wellington will also adopt a minimum height limit in its CBD, so that a new build will not be allowed if it is less than six storeys high.

The Government's rationale for the NPS-UD rules are to reduce carbon emissions by reducing urban sprawl, and to improve the cost/benefit of public transport improvements by increasing the number of users living nearby.

The bill sets out an Intensification Streamlined Planning Process (ISPP) for adopting those changes to district plans. This will speed up implementing the provisions by eliminating any rights for citizens to appeal the plan provisions to the Environment Court. Furthermore, the bill would legislate into immediate effect the MDRS rules described above. Similarly, there would be no appeal rights to the Environment Court.

Implications for heritage

The bill was described by many submitters as being a “sledge hammer”, and the “wrong answer to the right question”. The legislation is as extreme as house prices have become and Kiwis are without homes.

Historic Places Wellington made a submission, focusing on the elimination of the right to appeal the substance of a dispute about plan provisions to the Environment Court. We drew attention to the importance of the provisions in the bill that allow councils to exempt heritage sites from each of the NPS-UD and MDRS. That's described in each instrument as being a “qualifying matter”. In

Wellington, however, the council has been reluctant to use that provision to recognise the full extent of heritage in the old inner suburbs. We envisaged there could be a dispute about its willingness to recognise heritage matters of national importance under s.6 of the RMA, and that recourse to the Environment Court was an important safeguard against such political bias or mistake.

We also asked the select committee for the “qualifying matter” that exempts heritage from intensification to be expanded beyond listed heritage sites. We explained that in Thorndon, for example, (Aotearoa's oldest suburb) the aggregation of old buildings created a wider heritage environment that is not listed (despite the listing of a small pocket). We argued that the requirement for an exemption to apply only for listed sites was too narrow. We also said that the qualifying matter that relates to “other matters” (and which is being used for areas of “character” streetscapes) requires onerous site-by-site evidential proof. An easier way to exempt aggregations of heritage buildings would be welcome.

On that issue, Auckland Council explained that it was having to conduct a large “site by site” survey to gather enough evidence to keep some of the Unitary Plan's character areas.

HPWellington sees the recourse to the Environment Court as an important civil right. Eliminating appeal rights is not justified by political expediency, nor by time constraints, notwithstanding the “housing crisis”. The bill seems to be as much about “disabling” local democracy, as it is about “enabling” housing.

RMA Reform

An important question was raised about the relationship of the bill to the Natural and Built Environment Bill – one of the new RMA reform bills the Environment Select Committee is considering. Chair, the Hon Eugenie Sage, put that question to respected RMA expert Doug Fairgray of Market Economics. Fairgray agreed the bill effectively “gazumped” the RMA reform and the Randerson Report on which the reforms were based (at least for built environments). That's yet to play out. Meanwhile, we optimistically look forward to heritage protection measures.



JOIN US TODAY
to advocate for our
heritage, we need your
strong voices locally,
regionally and nationally

OCULUS Springhill house gone but history remains

By Elizabeth Pishief

I've been asked by the Hawke's Bay Social History Charitable Trust to write a book documenting the history of the original house at 42 Morris Street, Nelson Park, Napier. This iconic building, built in 1915 as a large family home, was run by the Salvation Army 1942-78 as the Bethany Maternity Home and since 1980 has been operating as the Hawke's Bay Springhill Residential Addiction Centre. It was demolished in October 2021.

The fine family home was built following the reclamation and subdivision of Napier South from 1908. One of the earliest families to live here was that of a local schoolmaster Edward Varley Hudson, the first headmaster of Nelson Park School established in 1914 and his wife Grace Roach whose family were prominent Hastings people.

They left in 1926 and rented the house which was partially burnt in 1927 but renovated.

An early psychiatrist bought it in 1929 but returned to the United Kingdom soon after the 1931 earthquake. The house rode through that disaster well — only losing the chimneys and having minor damage. It was rented from 1932 until bought by the Salvation Army in 1941.

Bethany Rescue Home was opened in

February 1898, with first matron Miss Radford. The home moved several times around Napier including to Fitzroy Road, Carlyle Street and Roslyn Road. It was founded initially to house female prisoners just released from jail, those 'frail creatures' who were 'just entering upon a career in crime' or 'going astray in fields of shame,' and elderly women in need.

After the first year, a small maternity department was added to look after unmarried mothers. Bethany was taken over by the Salvation Army in 1914 and later moved to the Morris Street site in 1942 where the private residence was extended to provide modern hospital facilities and staff quarters. Although still catering for unmarried mothers, Bethany became a mainstream birthing hospital where hundreds of local people were born.

Government policies changed in the 1970s and maternity homes run by the Salvation Army were closed around the country.

Napier identity Jan Williams bought the property in 1979 and donated it for conversion into a residential and day-patient centre for the treatment of drug and alcohol addiction. The Springhill Addiction Centre was initially founded at Napier Hospital in 1976 by three determined local people – Greg Allan,

Eric Schuller and Sharon Dooney – who perceived a growing need in the region. Establishing the centre was no easy road but ultimately – with understanding and financial support, especially from the rural community and some brave local health professionals – it became a reality. The centre has grown over time and developed a credible and successful national reputation for its work serving not only local patients but also those from around the

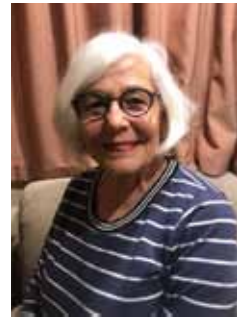
country. Forty years on, the Hawke's Bay DHB now runs the addiction programme at Springhill and the property and facilities are managed by an independent trust.

The house was demolished to make way for modern purpose-built accommodation and the book is a memorial to it.

INTRODUCING

Elizabeth Pishief HPA executive committee

Elizabeth Pishief has worked professionally for many years in all aspects of historic heritage management, especially



archaeological heritage, as well as built heritage. Her strengths are in archaeological and historic site assessment and management, historic research, conservation planning and historic heritage policy and management generally.

She has a PhD in Heritage Studies from Victoria University of Wellington and qualifications in English, history and museum studies. She has been involved with heritage organisations including the New Zealand Archaeological Association, Professional Historians Association, ICOMOS New Zealand, and Museums Aotearoa. For many years she was archaeological rep on the Hawke's Bay branch committee of NZHPT and is currently on HPHawke's Bay committee, the Lotteries Environment and Heritage, and Trade Aid New Zealand committees.

She is enthusiastic about community heritage and providing opportunities for people to enjoy and appreciate their heritage places. She believes heritage places must be identified, protected and cared for because they are crucial to people's identities and community wellbeing.

She recently led a project initiated by HPHawke's Bay to identify and research additional places to be protected by scheduling on the Napier District Plan, and is working on a similar project for Hastings.



Springhill, Napier.



Explore cities with heritage app...

Engineering New Zealand has created an app that allows people to explore Auckland and Wellington on self-guided walking tours of engineering heritage, and innovative present.

Discover the stories behind the engineering you walk past every day or let the app guide you to places you have never before ventured. Whether you're visiting the city, or are a long-time local, the app makes a great walking companion.

Using each tour's map and accurate directions, you can navigate your way around featured places, learning about New Zealand's engineering legacies and the people that have made them happen.

Each tour has text descriptions of engineering places, illustrated with historic and recent photographs, and featuring website links for those interested in exploring the subjects further.

This is an on-going project and new tours will be added to the app regularly.

If you're not in Auckland or Wellington, you can still enjoy the stories remotely by navigating your own path through the app.

Go to www.engineeringnz.org/programmes/heritage/heritage-walking-tours/ to get started.

For offline accessibility, download the tours before you step out the door.

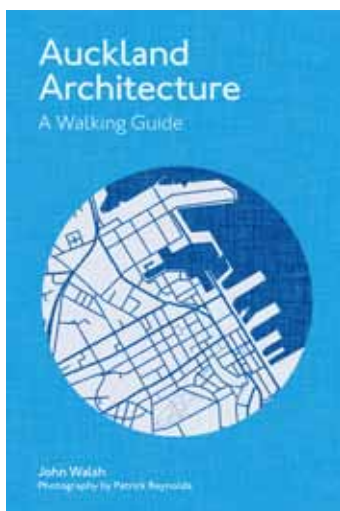
... or handy pocket guides

AUCKLAND ARCHITECTURE: A WALKING GUIDE

John Walsh and Patrick Reynolds

In this handy pocket guide, brought up to date in 2021 with the inclusion of 20 new buildings, architecture writer John Walsh teams up with architectural photographer Patrick Reynolds to offer a self-guided walking tour of 65 significant Auckland buildings from the Victorian era to the brand new. The sparkling and informative text is accompanied by easy-to-follow maps for each of the five routes.

On the bestseller list for many weeks when it was first published in 2019, this informative book is perfect for Aucklanders and visitors to the city alike.



Walsh and Reynolds have also combined for a walking guide on Christchurch Architecture:

This book suggests a series of city walks that take in both the historic buildings that survived the earthquakes and the striking new buildings that have risen from the rubble.

The third in the series – this time on Wellington

Architecture – is due for release in April 2022. This edition takes the reader through Wellington's remarkably rich architectural heritage, guiding the reader from Oriental Bay through to Thorndon and many places in between.

All three are published by Massey University Press.



INTRODUCING

Denis Pilkington *HPA secretary*

Napier resident Denis Pilkington has been on the HPA executive committee since 2016. An HPHawke's Bay committee member and foundation chair (2008-15), he first became a member the Manawatu Branch Committee of NZ Historic Places Trust in 1987, serving as treasurer from the early 1990s until 2005.

His wife Dorothy served on the Manawatu committee from 1986 until 2005 and was chair from 1999 to 2005. They were both awarded honorary life membership of NZHPT before moving to Hawke's Bay.

Denis was born in Auckland and brought up in Karori, Wellington. After he left school, he studied engineering while working in the head office of meat processor Thos Borthwick and Sons in central Wellington. Later he worked at the firm's Waingawa plant near Masterton designing and developing processing equipment for the meat industry. His last move while with Borthwick-CWS was to Feilding as plant production manager at Aorangi.

He ended his meat industry career as plant manager of a large fellmongery near Shannon, where Richmonds processed sheep and lamb skins.

He and Dorothy then bought, and for five years from 1998 ran, a small stone fruit orchard near Palmerston North. They shifted in 2005 to Napier to enjoy a coastal lifestyle and the company of family including grandsons Harris and Mac. Besides heritage, Denis enjoys biking, walking, DIY and listening to music. He and Dorothy volunteer at Napier's Old Customhouse Museum.