

**Before the Hearings Panel
Appointed by Hutt City Council**

IN THE MATTER of the Resource Management
Act 1991

AND

IN THE MATTER of Hutt City Plan Change 56

**STATEMENT OF EVIDENCE OF REUBEN GEORGE DAUBÉ ON BEHALF OF
HERITAGE NEW ZEALAND POUHERE TAONGA**

HUTT CITY PROPOSED PLAN CHANGE 56

Heritage Statement

29 March 2023

1. My name is Reuben George Daubé, and I am employed as Conservation Advisor for Heritage New Zealand Pouhere Taonga (HNZPT) based in the Central Region Office, Wellington.
2. I hold the qualification of Master of Museum and Heritage Practice (MMHP) from Victoria University of Wellington. I graduated in 2019 and I am a committee member of the Professional Historians' Association of New Zealand Aotearoa (PHANZA).
3. I have 4 years' experience in cultural heritage roles in New Zealand. My previous roles include working as Heritage Advisor RMA at Wellington City Council.
4. I have not previously presented evidence at district plan hearings, resource consent hearings and at the Environment Court.
5. Although this evidence is not prepared for an Environment Court hearing I have read, understood and agree to comply with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023. I have considered all the material facts that I am aware of that might alter or detract from the opinions I express. This evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.
6. HNZPT made a submission on proposed Plan Change 56 (PC56). The HNZPT submission related mainly to the residential heritage precincts proposed in the plan change. I have been asked by HNZPT to assist by providing heritage evidence on PC56.
7. In preparing this evidence I have read the relevant submissions, further submissions, and the Section 42A reports prepared by Council staff and/or consultants.
8. I have focused my evidence on the extents of two Heritage Precincts: HA-2 – Heretaunga Settlement, and HA-4 Jackson Street. I have also commented on the heritage values of the Naenae Civic Centre.

HA-2 Heretaunga Settlement

9. HNZPT submitted in support of the inclusion of Heretaunga Settlement Area in Appendix Heritage 3. The heritage significance of this area has been recognised through its inclusion in the New Zealand Heritage List/Rārangi Kōrero.

10. I have reviewed the S42A Report and I agree with the recommendation to revise the Heretaunga Settlement Heritage Precinct (HA-2) to exclude 225 The Esplanade. The property is a modern building which does not contribute to the values of the heritage area.



Figure 1: 225 The Esplanade

11. I also support the recommendation to exclude 424 to 430 Jackson Street from HA-2, as in my view, the buildings do not directly contribute to the heritage values identified in the Heretaunga Settlement Heritage Precinct. I further note that these excluded properties are also not included in the extent of the New Zealand Heritage List / Rārangī Kōrero Historic Area – List number 7028.
12. The integrity of the heritage area is not diminished in any way by the reduced area of Heretaunga Settlement Heritage Precinct, as notified in PC56. In my view, not including the properties with no heritage values ensures that the integrity of the area is retained.

HA-4 Jackson Street Heritage Precinct

13. As notified, the proposed Jackson Street Heritage Precinct (HA-4), provides for a lesser extent of the Heritage Area compared to the Operative District Plan and also the Historic Area in the New Zealand Heritage List / Rārangī Kōrero (List number 7369).

14. HNZPT submitted supporting the inclusion of the Jackson Street Historic Precinct and recommended consideration of the inclusion of Jackson Street as far east as Cuba Street. This encompasses the Jackson Street Historic Area that is included in the Heritage New Zealand List/ Rārangī Kōrero.
15. Ms Stevens, in her evidence supporting the S42A Report, has recommended that several properties (numbers 354 to 364, on the southern side of the street) be added to HA-4. 360 to 364 Jackson Street are shown in the illustration below.



Figure 2: 360 to 364 Jackson Street

16. I agree with these additions to HA-4, being the properties at 354, 358, 360, 362 and 364. In my opinion, 358, 360, 362 and 364 contribute to the Heritage Precinct due to the age of construction, architecture, and historic values.
17. 354 Jackson Street is a modern, non-contributing building, however due to its location within the Heritage Precinct, it is necessary to be included in the Precinct for continuity.
18. I have also considered whether the buildings to the east of 364 (numbers 374 to 378) as well as the buildings on the north side of Jackson Street (numbers 313 to 337) should be included in HA-4.



Figure 3: 313 Jackson Street



Figure 4: 319 Jackson Street



Figure 5: 374 to 378 Jackson Street



Figure 6: 327, 329 Jackson Street

19. I support the recommendation to exclude 313 to 337, and 374 to 378 Jackson Street from HA-4, as most of the buildings in this block have been modified or are of modern construction. These characteristics therefore mean the buildings do not contribute to the heritage value of the area as a historic precinct.

20. My view is that 327, 329 Jackson Street has some heritage value, due the age of construction. However, the building's role as a contributor to the Jackson Street Heritage Precinct has been diminished by the loss of surrounding heritage. The majority of surrounding buildings consists of new three-storey buildings.

Naenae Civic Centre

21. The heritage values of Naenae have been recognised in a research report on Naenae by historian Dr. Ben Schrader, commissioned by New Zealand Historic Places Trust in 2012. Dr Schrader notes that *Naenae is the best expression of both the spatial and social dimensions of*

*the 'garden city' ideal in New Zealand.*¹ For the Panel's convenience I have attached a copy of Dr. Schrader's report to my statement.

22. Naenae Post Office has recently (May 2020) been entered on the New Zealand Heritage List / Rārangi Kōrero as a Category 1 Historic Place. The context of the Naenae Post Office in the centre of Hillary Court and Naenae as a suburb is an important aspect of the identified heritage values of this place. On page 26 of the Listing Report for Naenae Post Office the author makes the following statement:

The place forms part of an ensemble of largely original modernist buildings that comprise Hillary Court, New Zealand's first comprehensively planned commercial centre and pedestrian mall. The post office is the landmark structure within this complex, Furthermore, it is an important element in the state housing suburb of Naenae, a place of major importance in the history of government and housing in New Zealand. While other major state housing schemes had purpose-built shops or shopping centres, the scale of Hillary Court and the intactness of the mall and the surrounding state housing area elevate its importance².

23. For reference I have attached the HNZPT Listing report for Naenae Post Office to my statement.



Reuben Daubé

29 March 2023

¹ Unpublished Research Report by Ben Schrader, Page 3, New Zealand Historic Places Trust 2012.

² Heritage New Zealand Pouhere Taonga List Entry Report for a Historic Place, List No. 9806, 14 January 2020, page 26

Appendix 1

Research Report on Heritage Features, Naenae, Lower Hutt

Appendix 2

Report for a Historic Place - Naenae Post Office (Former) Lower Hutt (List No. 9806, Category 1)