

This is a submission from ST ALBAN'S ANGLICAN CHURCH EASTBOURNE c/- Cushla Jamieson on the Proposed Lower Hutt District Plan 2025.

1. Our email address for service is office@stalbanschurh.nz 021-1046076
2. We would not gain an advantage in trade competition through this submission.
3. The specific provisions of the proposal that our submission relates to, our submission on those provisions, and the decisions we seek are shown in the below table. We also seek all further, alternative, necessary, or consequential relief as may be necessary to fully achieve the relief sought in this submission.
4. We wish to be heard in support of our submission.
5. If others make a similar submission, we will not consider presenting a joint case with them at the hearing.

Note: you can change your mind about this later.

28-03-25 Time 11:56

Introduction

6. The Anglican Parish of Eastbourne, which has used St Alban's Church, 11 Ngaio Street Eastbourne as its primary place of worship for over 100 years, has been unable to hold services in the church since 2016 because it has been declared to be seismically at risk. Its current rating stands at 15% of NBS. In October 2019 the Council advised the parish that the building had been identified as earthquake-prone, and remedial action was required. The parish has been meeting in borrowed premises in Days Bay and Eastbourne for the last nine years, while it reviewed the future needs of the local church. Extensive community consultation and discussions with engineers and architects about the options for earthquake strengthening followed. The parish is totally committed to returning to a strengthened St Alban's Church in the immediate future and is currently undertaking detailed design and fundraising for the proposed works which we hope to start in 2026.

This submission is made on behalf of the parish, which are the kaitiaki and users of the church. As is the practice with all New Zealand Anglican churches, St Alban's Church is owned by the regional parent body, in this case Wellington Diocesan Board of Trustees. This Board totally opposes the conferring of heritage status on our church in the District Plan (see attached letter).

Decision Requested

1	SCHED1 Heritage Buildings and Structures	H145 St Alban's Church	Oppose	The building has limited heritage value and does not need to be protected in the plan. (see below)	Delete listing.
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Reasons:

- St Albans Church was designed by Anglican diocesan architect Frederick de Jersey Clere and built in 1910. In the 1950s and 60s it was altered by extensions to both east and west ends and by the addition of a northern 'choir' vestry, in response to the needs of the parish and changes in church worship styles. It has also been re-roofed at least three times. Thus, the original design has already been significantly modified, and it is not considered an historic building. Both the de Jersey Clere specialist, Susan McLean and the Council's consultant, Ian Bowman agree that the 1950/60 alterations significantly undermined the heritage value.
- St Albans Church is an Eco Church which is committed to the protection and sustainability of all its resources.
- Church life and worship are continually changing, and church design and practice changes as a result. Heritage status could significantly limit the parish's ability to respond to the needs of the congregation and local community, now and in the future.
- Further, heritage status could even prevent the implementation of the engineering and design requirements for the current proposed seismic strengthening.
- It would also add time and cost to our proposed works when we are endeavouring to move as quickly as possible to return the building to its full use, which is the best protection to safeguard its future.

28.03.2025

25 March 2025

District Plan Team
Hutt City Council
Private bag 31-912,
Lower Hutt 5040

cc St Alban's Eastbourne Vestry

To whom it may concern,

RE: St Alban's Eastbourne

I am writing on behalf of the Wellington Diocesan Board of Trustees (Board), the legal owners of St Alban's Church, 11 Ngaio Street Eastbourne. The Board is aware that St Alban's is under consideration for being designated a heritage building in Hutt City Council's district plan, and wishes to formally oppose this proposal.

While the Board appreciates the significance of preserving historical buildings, it believes that the designation of St Alban's Church as a heritage building is not in the best interests of the community for the following reasons:

1. The heritage value of St Alban's Church has already been compromised by earlier alterations. The building no longer retains its original state, which diminishes the justification for it being designated as a protected heritage site.
2. St Alban's Church (and the adjacent hall) has been unusable since 2016 due to it being an earthquake prone building. Last month, the Board approved Eastbourne Parish's proposal to undertake earthquake strengthening. A heritage designation would impose additional complexity and cost this project, further delaying the much-needed strengthening work and preventing the church from serving the community.
3. Further, a heritage listing may restrict necessary modifications or adaptive reuse of the building as envisaged by the Parish, as it seeks to design a building that can flexibly respond to the needs of the Eastbourne community into the future.
4. The parish is an Eco Church (see <https://www.ecochurch.org.nz/about>) and, as such, is committed to sustainability and the best use of all its resources, including its built heritage. It is crucial that the church has the ability to make decisions that align with its sustainability goals rather than being constrained by heritage restrictions.

Anglican Diocese of Wellington

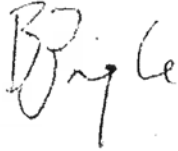
The Anglican Centre, 18 Eccleston Hill, Thorndon, Wellington
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movementonline.org.nz

Registered Charity Number: CC31568

For these reasons, the Board urges Hutt City Council to remove St Alban's Church from its list of heritage buildings to be included in the district plan.

Please contact me if you have any questions.

Kind regards.

A handwritten signature in black ink, appearing to read 'B. Pringle'.

Ben Pringle
Diocesan Manager