

## Proposed District Plan Change 13

### Amend the Heritage List of Buildings in Chapter 21 and include Appendix 3 – Futuna Chapel

#### SUMMARY OF SUBMISSIONS

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<i>Submission Number</i>	<i>Name</i>	<i>Address for Service</i>	<i>Wishes to be heard</i>
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<b>1</b>	<b>William Spence Somerville Jacqueline Wyn Somerville</b>	<b>72 Friend St Karori Wellington</b>	<b>No</b>
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Supports the plan change to amend the Heritage Listing  
Submits that the Chapel, furniture and fittings and the reflective pools must be better protected.  
Seeks the plan change to be approved.

<b>2</b>	<b>Carol Quirk</b>	<b>45 View Rd Melrose Wellington 6003</b>	<b>No</b>
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Supports all of the proposed plan change  
Submits that Futuna Chapel as a Category I listed building [HPA 1993] should have always had its interior and settings recognised.

Notes that the Burra Charter in Article 8 states “Conservation of an appropriate visual setting e.g. form, scale, colour, texture and materials ... No new construction, demolition or modification which would adversely affect the setting should be allowed. Environmental intrusions which adversely affect appreciation or enjoyment of the place should be excluded. The cultural significance of Futuna Chapel includes its interior and setting. While decisions have already been made which have compromised these no further diminution of its cultural significance should be permitted.

Seeks the Plan Change be approved.

Also recommends that reassessment of other Category I [HPA 1993] items on the heritage inventory be done to ensure that the WCC listings do not just include the exterior of buildings but take into account the totality of the place.

**3**

**Ema Scott**

**9 Haumoana Rd**

**Haumoana**

**Hawkes Bay**

**Yes (and/or joint)**

Supports the specific provisions in proposed plan change 13.

I am John Scott’s daughter and know how much the Chapel meant to our father. I know the intent of the design. In his words in an Island Magazine interview Spring 1973 he felt he had achieved “relevant design” – it complemented its purpose i.e. it lifted the person into another plane it complemented the purpose of this group of people – The Society of Mary. That Futuna is a precedent – a precedent for relevant design – relevant and responsible, responsible to who we are and where we are from. That like the woolshed and the wharenui, Futuna has grown from the needs of the Society of Mary for a place of worship, communion, meditation, soulful contemplation – in a unique space – pounamu underfoot, interplay of light colour dark shades moving across crucifix – a space that echoed the sound of Tui from the Karori bush (I remember this experience). This space allows one to connect with the essential elements; spiritual New Zealand – US- you and me. It hurts us to know that Futuna has been violated. That our Dad’s medals he was honoured with have been stolen, and the beautiful sculpture created by Jim Allen has also been stolen. We make a heartfelt plea that these be returned. They are priceless and belong in Futuna. We thank all those working to achieve this.

Seeks the legal protection and restoration of Futuna’s interior and exterior. The areas surrounding Futuna being equally important be considered. The marae area – that space before one enters Futuna is important.

I seek and support the family’s endeavour to secure Futuna.

I support the future purpose of Futuna as a place of international worship meditation and a permanent exhibition of our father's contribution to NZ architecture.

<b>4</b>	<b>David Kernohan</b>	<b>Gladstone Rd RD2 Carterton</b>	<b>Yes (and/or joint)</b>
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Supports the proposed plan change in its entirety.

“The building sits well in a lawn close to the natural bush. It respects Wellington's light. The use of coloured glass by artist Jim Allen raises the building to one of great beauty when coloured light filters across the sacramental dais ... with its large central pole, its sharply sloping eaves, its modest almost deferential entrance, the building has its antecedents on the marae and in Maori meeting houses ... a modernist building. It holds the geometrical and formal influences of the Modern Movement. Scott's major contribution was to identify and fuse elements of architecture in a new and unique manner .. In the fusion of Maori, Polynesian and European values, of building for people, of building pragmatically, and of respect for light, site and context, Futuna Chapel exhibits the timeless qualities that make good architecture”. (David Kernohan 'Wellington's New Buildings" VUP 1989 pp11-12).

Seeks approval of the Proposed Plan Change. This is a really important building in terms of New Zealand architecture and in the development of New Zealand as a nation. It must be protected in terms of its setting, placement, form and spatial qualities (internal and external) and its fabric.

<b>5</b>	<b>New Zealand Institute of Architects Attn: Tracey Thompson-Gray</b>	<b>PO Box 6328 Marion Square Wellington</b>	<b>Yes</b>
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This submission relates to Futuna Chapel, 62 friend St, Karori Heritage Rule 21.2.2 not applying and changing to assessment criteria in Rule 21.3.1 for total or partial demolition, destruction or removal.

Supports the proposed plan change to better protect the interior and exterior fabric and setting. As the building is considered by NZIA as one of the most significant 20<sup>th</sup> century New Zealand buildings and is being proposed for the UIA Twentieth Century Heritage Architecture List. We also recommend that the interior and exterior and site be more fully protected by a heritage order prohibiting any demolition, destruction or removal.

Seeks that the plan change be approved but with a Heritage Order.

**6**

**Christopher James Bray**

**PO Box 67  
Waipawa**

**No(but joint)**

Supports the plan change. My partner and I are recent owners of a John Scott designed property known as ‘The Brow’ in Hawkes Bay. We know from our experience, with this house, that John Scott was an architect who made a major contribution to defining a unique ‘New Zealand’ style of architecture. Futuna Chapel is another such building. More qualified people than I have testified to its unique qualities and the Wellington City Council is to be commended for taking this initiative to preserve the building in its entirety and in its location. New Zealand has lost too many historically significant buildings – here is an opportunity to prevent the loss of another.

Seeks that the proposed change be approved in the form proposed by the Council.

**7**

**Beverley Alison Milne**

**41 Friend Street  
Karori  
Wellington**

**No**

Supports the plan change in its entirety. Fully supports the protection of the interior fixtures. We are privileged to have such a building in our neighbourhood and support its long term preservation.

Seeks approval of plan change in full.

<b>8</b>	<b>Eileen and Don Turner</b>	<b>59 Larsen Crescent Tawa Wellington</b>	<b>No</b>
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Supports the plan change which will ensure that the interior of Futuna Chapel is protected.

<b>9</b>	<b>S. William Toomath</b>	<b>28 Robieson St Roseneath Wellington</b>	<b>No</b>
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Supports Plan Change in its entirety.

Gives fullest support to the proposed provisions of District Plan Change 13 including Appendix 3 in extending control to that of Discretionary Activity (Unrestricted). I endorse the statements and views expressed in the “Explanation” regarding the Chapel’s architectural qualities: the whole building is the acknowledged masterpiece at every level of sensibility and skill, of a brilliant but regrettably short-lived architect. I believe it essential that John Scott’s work, complete with all its art works and other internal fittings, remain in tact in its setting as one of New Zealand’s most expressive and significant architectural creations. This Chapel embodies a range of humble materials and forms raised to quite rare spiritual qualities, working together to form forthright modern architectural spaces of great power.

Additionally I am concerned – given the interval during procedures on the present plan change – that effective security measures be put in place to safeguard the interior and exterior of both building and site against further depredation. As it is currently a building site the ‘listing’ protection of the building needs to be extended and firmly enforced in the interim.

Seeks adoption of the proposed district plan change in its entirety. Proposes that John Scott be duly credited in the “Explanation” in the plan change and also in the District Plan listing.

**10**

**Andrea Shepherd**

**8/26 Normanby Street  
Newtown  
Wellington**

**No**

Supports the plan change. This is a unique and significant building, architecturally and spiritually. It was designed as a retreat 'a place for silence and inner renewal' (WCC Heritage Building Inventory) It's spiritual significance combined with the synthesis of local and international influences evident in the design make it a building deserving our protection to ensure its long term protection and preservation. Seeks that the District Plan be amended to provided for the listing of the entire Chapel interior, including furniture and fittings, to the effect that there can be no further alterations or removal of furniture/fittings without a resource consent.

**11**

**New Zealand Historic Places Trust  
Attn: Robert McClean**

**PO Box 2629  
Wellington**

**Yes**

Supports the Plan Change in its entirety.

Futuna Chapel is registered as a Category I historic place under the HPA 1993 in recognition of its 'special or outstanding historical and cultural heritage significance or value'. The Chapel was registered in 1999 on the basis of its architectural, historical, religious, and physical significance. The Chapel was designed by eminent maori architect, John Scott, and was constructed in 1958-61. The Chapel is a rare example of New Zealand architecture and is of national and international importance. The Chapel is the only building in New Zealand that has received three national architectural awards.

The heritage values extend beyond the building and the Trust agrees that the context of the building should be identified in the heritage schedule. The conceptual design of Futuna has its antecedents from the Marae and its relationship with the Meeting House. Futuna has a Marae in the front of the porch and this green lawn is fundamental to the integrity of the building. The open space (including reflective pools) around the Chapel also allows the building to be appreciated from a range of vantage points. Dr Russell Walden comments on the significance of the Chapel within its context in his book *Voices of Silence: New Zealand's Chapel of Futuna*, Victoria University Press, 1987 refer p 24.

The interior features are also essential to the integrity of the Chapel. Fittings and furniture such as the altar, seats, crucifix, Stations of the Cross were all designed and created to form part of the artwork of the Chapel. The Trust is concerned that some interior items have been removed and

any loss of these items will have major adverse effects on the Chapel's heritage values. The Trust therefore fully supports the inclusion of all interior fixtures and fittings in the heritage schedule of the District Plan.

Futuna Chapel today retains both interior and contextual values despite the passing of the Marist Retreat Centre. The building it's fittings and it's surroundings should be considered part of the public domain and must be preserved for future generations of New Zealanders.

The plan change will enable greater regulatory control over any works within the Chapel's interior and the area of land as defined on the planning map. The proposed change is particularly appropriate in view of the architectural values of the Chapel.

Relief sought: That the Council adopts the proposed plan change and includes the surroundings and internal features in the heritage schedule of the Wellington City District Plan.

**12**

**Christina Young**

**24 Karepa St  
Brooklyn  
Wellington**

**No**

Supports the listing and protection of the interior of Futuna Chapel in Friend St, Karori.

It is difficult to believe that the interior of the church was not given local authority protection along with the building when Council began to assemble the city's heritage inventory for integration in the District Plan.

It is imperative that this unique example of John Scott's ecclesiastical work does not follow the depressing downward path of the Methodists Church in Laings Rd, Lower Hutt.

Professionals like Russell Walden – who has been lecturing Wellington architectural students on the merits of Scott's Futuna Chapel for over twenty years – will testify to the originality and significance of the Chapel in Wellington's landscape. It clearly requires protection – which includes its interior – in a climate of determined commercial development.

The Council should take note of the visitor value that Havelock North accords Scott's lady of Lourdes Catholic Church in the their village. It should also note that Scott was posthumously awarded the Gold Medal for his service to architecture by the NZIA in 1999.

I endorse every legal move being made to protect it from the indifference of its present ownership. I sincerely hope that Council will treat the protection of Futuna Chapel and its contents as high priority. Naturally, the present owner will be feeling frustrated because these issues weren't clear right from the outset of his purchase of the land. Hindsight protection is never as effective as binding conditions already in place as part of the Land Title!

The Chapel should not be seen as an obstacle – with an interior to be removed piece by piece – but an enhancement to the development already underway. However, it is sad to see how much of the original gardens have already been cleared in the process. I am a Wellington citizen, generally interested in heritage as an asset to our community, not a hindrance. The Council has the professional advice of experienced heritage agencies. It is time that it listened to them!

<b>13</b>	<b>Futuna Trust Limited</b>	<b>Level 8 11-17 Church Street Wellington</b>	<b>Yes (or joint)</b>
	<b>Attn: C Anastasiou</b>	<b>Solicitors Level 11 The Terrace Wellington</b>	

This was a late submission and the applicant applies for an extension of time in which to file the submission in respect of Plan Change 13 and a waiver of the applicant's failure to comply with the stipulated time period. The application was received a day after submissions closed. The applicant is the owner of the land subject to the proposed change. The reasons for the waiver are set out in the applicant's submission.

The submission pertains to the whole plan change and submits that:

- 2.1 In preparing and promulgating proposed change 13 the Council has failed to comply with s 32 of the Resource Management Act 1991 ('the Act')
- 2.2 In preparing and promulgating proposed change 13 the Council has failed to consult with the submitter which is the owner of the land the subject of the proposed plan change.
- 2.3 The proposed change is not in accordance with the purposes and principles of the Act as set out in Sections 5, 6 and 7 of the Act.
- 2.4 It is not necessary in order to achieve the purpose and principles of the Act and the objectives of the Wellington City District Plan ('The Plan') to amend the Heritage list of Buildings on page 21/24 of the Operative District Plan to include the whole interior and all moveable fittings

and furniture forming the fabric and spatial qualities of the Chapel and the area of land (including the reflective pools on each corner of the Chapel).

2.5 The proposed inclusion of Appendix 3 as stipulated in the proposed District Plan change to Chapter 21 of the District Plan is not necessary in order to achieve the purposes and principles of the Act and the objectives of the District Plan.

2.6 It is unreasonable and oppressive to classify structures in the area identified on the plan forming part of the proposed change, except for structures approved under Resource Consent 70980 as Discretionary Activities (Unrestricted).

2.7 The provisions of the paragraph numbered 1 in the proposed Appendix 3 are harsh and oppressive and do not accord with the principle of sustainable development.

2.8 Part of the land included in the area in which buildings and structures are to be discretionary activities has already been identified as open space for dwelling units on the land for which resource consent has already been granted.

2.9 The submitter reserves the right to raise further grounds for it's submission in addition to those set out above at the hearing of submitters and further submission in respect of the proposed change.

The submitter seeks the following decision:

3.1 The upholding of the objections raised by the submitter in the submission.

3.2 The withdrawal of the proposed change.

3.3 In the alternative the amendment of the proposed change to accommodate the issues raised by the submitter.

**14**

**Patricia Kane**

**31 Seaview Terrace  
Wellington 6005**

**No (or joint)**

The submission relates to the interior of the Chapel and all fittings and the inclusion of the surrounding area, including the pools.

Supports the specific provisions of the District Plan Change 13. Please note that the Marist fathers believed that the listing of the Chapel when it was sold, included the interior and its fittings. It is their belief that the removal and sale of the pews (fixed in concrete!) was illegal, as was the theft by persons unknown of the crucifix. It is incredible that the crucifix bulky and very heavy – could have been removed without anyone

noticing. The level of security must have been extremely ineffective. I presume the crucifix has been sold abroad as it was far too well known to have found a NZ buyer. I earnestly hope that the NZ police are on the case, to find its whereabouts and return it to the Chapel. I oppose the alteration or demolition of the Chapel.

Seeks that as the Chapel is a significant place of worship, as well as being a distinctive and unique building it must be preserved in its entirety both inside and out for its integrity to be kept. The surrounding area and pools help to preserve the integrity of the design to some extent, and need to be included in the listing. Presumably the serpentine floor has been damaged by the removal of the pews, and needs to be made good by the developer.

**15**

**Karori Historical Society  
Attn: Judith Birch, President**

**PO Box 17-196  
Karori  
Wellington**

**No**

The submission relates to all the provisions in the District Plan Change 13.

Submits that the Society is strongly in favour of the proposed changes to the District Plan. It has become obvious that since the site at 62 Friend St was sold and development begun that the current protection offered by the District Plan is insufficient to ensure the preservation of the entire Chapel (inside and out) and its surroundings. Because of the inestimable historic and architectural value of the Chapel, its beauty and its spiritual value it is essential that steps be taken to preventing moveable fittings and/or furniture being removed from the exterior or interior of the Chapel, and the fabric of the Chapel is preserved and maintained.

Seeks that proposed District Plan change 13 to the Wellington City District Plan is adopted. That the Council financially assists the establishment of an organisation such as “The Friends of Futuna Chapel” to oversee the future use and maintenance of the Chapel and its surroundings. That action be taken to retrieve those items which have already been removed from the Chapel.