

Summary Statement – Joshua Neville – Kāinga Ora – Homes and Communities statement PC1 Heritage Listing 11 Wilkinson Street.

Introduction

Kia ora Koutou Chair and Panel.

My name is Joshua Neville. I am a Principal Planner at Kāinga Ora – Homes and Communities. As described in (section 2.3) of my evidence, I hold a Master of Science in Geography and have over eleven years' experience in planning and urban development, including within local government. I am authorised to present this corporate evidence on behalf of Kāinga Ora in relation to its submission (#269) on Plan Change 1 to the Second-Generation Dunedin District Plan (2GP).

Role and Interest of Kāinga Ora

- We are New Zealand's largest provider of public housing
- In Dunedin, we manage nearly **1,500 homes**, with **357 households currently waiting**.
- We are required under the **Kāinga Ora Act (sections 9 & 24)** to ensure our homes are safe, decent, and fit for purpose.
- Redevelopment and renewal of our portfolio is essential to meet current and future housing needs

Core Position on 11 Wilkinson Street

- We **oppose the proposed scheduling** of 11 Wilkinson Street as a heritage building.
- This is **not a case of opposing heritage protection in general** – we support appropriate, evidence-based recognition.
- However, in this case, **the building has not been robustly assessed**, and it fails to meet **section 6(f) of the RMA** or the significance thresholds in the **2GP or the PORPS**.

Planning Concerns

- The **heritage assessment methodology** lacks rigour and consistency. It appears to rely on novelty (being “first”) rather than clear architectural, cultural, or social significance.
- No comparative analysis has been provided. In contrast, **examples like 12 Fife Lane** underwent detailed, nationally recognised assessments and represent actual thresholds for protection.
- The building has been **significantly modified** – Externally and internally – and does not retain intact heritage values.
- The **Section 32 assessment** did not adequately consider **costs to Kāinga Ora** or broader public housing implications.

Our Alternative Recommendation

- We recommend **11 Wilkinson Street not be included** in Appendix A1.1 of the 2GP Heritage Schedule.
- Instead, we invite Council to collaborate with Kāinga Ora on more **systematic approaches** to recognising the heritage of state housing in Dunedin.

Conclusion

- The proposed scheduling of 11 Wilkinson Street:
 - **Lacks a sound evidential basis**
 - **Fails to meet statutory and policy thresholds**
 - **Imposes an inappropriate burden** on Kāinga Ora and its ability to fulfil its public housing mandate
- Kāinga Ora respectfully requests that the panel **declines to schedule 11 Wilkinson Street** as a heritage item under Plan Change 1.

Ngā mihi. I welcome your questions.

Updated exterior photos: 05 May 2025

