

# SUBMISSION ON A NOTIFIED RESOURCE CONSENT APPLICATION

FORM 13 - Pursuant to Sections 95A, 95B, 95C, 96, 127(3), 137(5)(c) and 234(4) of the Resource Management Act 1991



## Submitter

Name Tracey Owen

Contact Person  
(If different from above)

Postal Address

Home Phone

Cell Phone

Email

## Details of the Proposal to which this Submission Relates

Name of Applicant Masterton District Council

Address of Proposal 64 chapel st, Masterton

Application No. RM 240135

Description of Proposal Demolition of Masterton Town Hall & Municipal buildings

## Details of Submission

My submission:

Supports the whole proposal

Supports part of the proposal

Opposes the whole proposal

Opposes part of the proposal

In the event this application is subject to a Resource Consent Hearing. Do you wish to be heard in respect of your submission?

Yes  No

If others make a similar submission I will consider presenting a joint case with them at the hearing

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## Submission Statement

The specific parts of the Proposal that this submission relates to.

Please see my submission attached

## Decision you want the Council to make:

Grant the Consent     Decline the Consent     Grant the Consent with Conditions

## Signature

To be signed by the submitter or person authorised to sign on behalf of the submitter.



Name Tracey Owen

Date 8/2/25

## Important notes for the Submitter

1. In accordance with the Privacy Act 1993, submissions will be made available for viewing by Council and members of the public.
2. This form is for your convenience only. You may make a submission that addresses the points above in a letter or other suitable format.
3. Submissions will not be returned, so please keep a copy.
4. A copy of your submission must be sent to both Council and to the applicant.

Submission on the Resource Consent Application No RM240135 for the demolition of Masterton Town Hall and Municipal Buildings

I strongly object to the proposal to demolish Masterton Town Hall, Municipal Buildings and facade.

As per the heritage architects report this building has high architectural and aesthetic value having been standing in its present location since 1916. Heritage buildings protect New Zealand's heritage, it is both valuable and irreplaceable.

This building represents the history of Masterton and is an iconic community identity. The destruction of our historic heritage is not acceptable.

Situated on Chapel Street, State Highway 2, it is seen by locals, visitors and tourists as they travel through Masterton and is well recognised as a Masterton landmark. It is the largest of three heritage buildings in what can be considered a heritage precinct.

Although it has changed in appearance since 1916 due to the earthquake of 1942, it is a unique style of building seldom found in NZ therefore giving it a high rarity value and is much admired, the facade was changed but the original building remains.

This building is incredibly important to our community and would be devastating to see it demolished, it is part of our history. Wairarapa Combined District plan "Encourages the community to support the protection and conservation of historic heritage". Historic heritage is recognised as important to Wairarapa's identity.

This building has been the location of much of Masterton's varying cultural activities, Balls, weddings, school prizegivings, fairs and entertainment.

We held a hands around the hall demonstration in 2021 to show how important the building is to the community, our current deputy mayor attended thanking us for our attendance at the demonstration as we all showed solidarity at retaining our town hall and later at a further rally offsite.

Considering the environmental impact, this is a huge building to demolish, we are much better to retain the facade and possibly the Municipal Buildings and build a new Town Hall building within the footprint reusing some of the materials from the existing town hall. We can still celebrate tikanga and allow for a modern flexible space for the whole community with the heritage aspect of the facade retained.

Any new building would not have the grand impact that our current town hall buildings have, it cannot be considered environmentally friendly to demolish and build a new building when our current building is already there.

A large portion of our community were shocked and very disappointed when we were advised that the motion had been passed to demolish the existing buildings including the facade, to build a new Town Hall on the site, costing no more than \$25 million. Since the LTP was approved no indication has been given by MDC that a new town hall can be built for this budget. In fact, in the Mayor's Masterton Matters website, he has advised that there is no guarantee that a town hall will be built if it costs more than \$25 million.

Before the consent to demolish was applied for MDC should have investigated the cost a building a new town hall, otherwise this landmark building is being demolished in vain, to become a carpark or green space. There is too much uncertainty to demolish a heritage building.

Government has extended earthquake prone buildings remedial work to 2031, there is no urgency to demolish this building at this time.

Many in the community feel let down by the 2024-2034 LTP asking for feedback on 3 different options for the Town Hall site, when at the vote a fourth option was introduced with haste, to pull down the facade and build a new Town Hall, this was stated to save \$2 million if the facade was not retained. There had been no mention of the fourth option at any stage during the LTP feedback period including a meeting I attended.

At \$25 million for a new town hall, the retention of the facade at \$2 million is only 12% of the total cost, not a huge proportion of the overall cost and therefore the heritage facade is worth keeping. It is feasible to re-use the facade in relation to a new Town hall building.

It is considered by many in the building industry and the community that it is unlikely a new town hall can be built for \$25 million, taking into consideration demolition fees of \$3.5 million, contingency of up to 30% - leaving around \$15 million to build a Town hall that is fit for purpose, which in no way can replace the mana of our existing town hall - not a realistic figure in today's economic climate.

A consultant has recently suggested a new Town Hall building would cost around \$35 million excluding GST, therefore will a new Town Hall be built? The existing building should be left intact until we know whether a new town hall is viable.

For many the financial implications of the 2024 LTP, Town hall \$25 million, Waiata house extension \$8 million, Library extension \$10 million, are very concerning, especially as the new water project will need to be added to residents rates as well, will we be able to afford our rates?

If the application to demolish is not approved, we can leave the Town hall for up to 6 years to better look at options available, including funding to retain a heritage building and rates implications for residents.

The council is currently drawing up plans for an extension to their office buildings, Waiata house, the new footprint for this building and carpark encroaches on the current location of the Civil Defence part of the Town Hall, the application for consent to demolish the Town Hall needs to be approved so the extension can be started. The Waiata house extension should not be built in this location at the expense of a heritage building. The new extension can be designed to be built at the back of Waiata house so it does not impact our town hall.

MDC want to demolish the Town Hall, build Waiata House and then decide if a new Town hall can be built, I would like the consent to be declined so that we can retain our most iconic building, we don't have many heritage buildings left in Masterton and this one is the most important.

We need to preserve the heritage, culture and unique character of our existing Town Hall for future generations.

Tracey Owen

