

Dominion Training School for Dental Nurses (Former)

254 Willis Street



Photo: *Charles Collins, 2015*

Summary of heritage significance

- The former Dominion Training School for Dental Nurses is a very good example of a building built in a transitional style between Stripped Classicism and modernism.
- It is a local landmark on Willis Street, partly because it is the most substantial building on its block, and partly for the quality of its design and choice of construction materials.
- Historically, this building is significant both for its association with the provision of dental healthcare and training for nearly 60 years, and as an example of the direct role that central government (especially the first Labour government) played in bettering the health of New Zealanders.
- The building has technical interest as a purpose built dental training clinic.

District Plan:	Map 16 ref 353
Legal Description:	Sec 1 SO 20059
Heritage Area:	None 2012
HPT Listed:	Category II ref 1350
Archaeological Site:	Pre 1900 human activity on site
Other Names:	Augusta Apartments; site of the earlier Te Aro School; The Dominion Training School for Dental Nurses.
Key physical dates:	1938-1940
Architect / Builder:	Government Architect
Former uses:	Dental Clinic / school for training dental nurses; Wellington Polytechnic.
Current uses:	Residential apartments
Earthquake Prone Status:	"Info from Eng" August 2012

Extent: Cityview GIS 2012



1.0 Outline History

1.1 History¹

The site of the former Dominion Training School for Dental Nurses was once that of the Te Aro School. ² The first, Church of England run, Te Aro school was located on Ghuznee Street and opened on the 24th April 1854. ³ The Ghuznee Street school was soon overcrowded and a new state school was designed by Thomas Turnbull in the “Italian” style. It was constructed at 254 Willis Street in 1881 on the site of a row of “old tumbledown cottages”. ⁴ The new school was designed to accommodate up to 600 students and the old school in Ghuznee Street was re-opened as the Te Aro Infants’ School for children under the age of eight. ⁵ The Te Aro School District amalgamated with the Mitchelltown School District (Holloway Road, Aro Valley) in 1914⁶ and in May 1914 a meeting of Mitchelltown householders declared “the old, ill designed wooden building [at Te Aro School to be]... unclean and insanitary.”⁷ There were soon plans to build a large, new primary school on the site of the old Terrace Gaol that was scheduled for closure. A site adjacent to the gaol was cleared and the Infants’ School moved from Ghuznee Street to the Terrace in 1922. The location of the infants’ school next to a working gaol was not ideal, particularly in an era when capital punishment was carried out in the gaol yard, ⁸ and the gaol was demolished in 1927. ⁹ The remaining pupils of Te Aro Primary School (Willis Street) moved to the new primary school on The Terrace in 1932.¹⁰

The 1881 school building on Willis Street was demolished in circa 1933¹¹ and in 1938 the empty site was gazetted for health purposes,¹² for use as the Dominion Training School for Dental Nurses. Government Architect J. T. Mair designed the building in 1937 and construction began the following year.¹³

The state funded School Dental Service (SDS) was established in 1921 to provide free dental care to primary schoolchildren. The service was staffed by female dental nurses who trained in a temporary school next to Government Buildings in Wellington, and the first dental nurses graduated in 1923. The service was a world first and was prompted by concerns about the country’s poor dental health.

¹ Note: This history is an updated version of the WCC Heritage Buildings Inventory 2001 ref Will10 with information added from Kennedy, J 1998, ‘School Dental Clinic Conservation Plan’, Assignment prepared for ARCH 281, School of Architecture, Victoria University of Wellington.

² WCC Heritage Building Inventory 1999 ref Will10

³ *Wellington Independent*, Volume IX, Issue 886, 8 April 1854, Page 3

⁴ THE NEW TE ARO SCHOOL. *Evening Post*, 28 April 1880, Page 2

⁵ TE ARO SCHOOL. *Evening Post*, 18 December 1880, Page 2; THE SCHOOLS. TE ARO SCHOOL. *Evening Post*, 17 December 1887, Page 4

⁶ AMALGAMATED *Evening Post*, 28 January 1914, page 8

⁷ *The Evening Post* MONDAY, MAY 11, 1914; OVERCROWDED AND INSANITARY *Evening Post*, 11 May 1914, Page 6

⁸ TE ARO SCHOOL *Evening Post*, 10 February 1922, Page 4; AGAINST EXECUTIONS *Evening Post*, 11 June 1923, Page 8

⁹ TERRACE GAOL *Evening Post*, 18 February 1927, Page 10

¹⁰ OLD TE ARO SCHOOL *Evening Post*, 1 February 1932, Page 8;

¹¹ *Evening Post*, 7 April 1934, Page 24

¹² *NZ Gazette* 1938/1086.

¹³ WELLINGTON BUILDING *Evening Post*, 6 July 1937, Page 10

The first school dental clinic (or “murder-house” as they were known colloquially by many primary school students) was constructed in the Hawkes Bay in July 1923, and a further 25 clinics were built in that year alone. Mobile clinics also offered the service to remote schools.¹⁴

The new building for the Dominion Training School for Dental Nurses was opened in May 1940 by the Governor General’s wife Lady Galway.¹⁵ Speakers at the opening ceremony included the Prime Minister Michael Savage and the principal dental officer, Colonel J L Saunders, noted the government’s expectation that every child under 12 would be treated by the School Dental Service within the following year.¹⁶

When it opened, the building was furnished to the smallest detail with, among other things, a second banister rail and miniature furniture for children.¹⁷ It also featured some modern features for the time, including an electric indicating system to guide patients to the chair, and state-of-the-art chairs. The building was also a training school for dental nurses and many of whom resided at the nearby “Mansions Hotel” on Ghuznee Street that was converted in the 1930s to serve as a hostel for dental nurse trainees.¹⁸

In its role as a training school, the clinic treated children from many parts of the Wellington region (and at Premier House when it was converted for that purpose). The Dental Clinic, as it became known, retained that purpose until 1992 when the Wellington Polytechnic, which already ran its journalism course in the building (from 1990), took full possession of the building. The much reduced dental training programme came under the direction of the polytechnic that year, and the building was also used by the Polytechnic’s School of Design.

Over time the former Dominion Training School for Dental Nurses building has been much modified. Two air raid shelters were built at the back of the building in 1941, but later removed. Considerable changes were made in 1946 and again in 1991 with modifications made for fire safety and means of egress.¹⁹ It was converted to residential apartments in 2005²⁰, when two additional part-storeys were constructed on the roof, and the area to the east of the existing basement excavated. A new parking building was constructed to the west of the former Dental hospital, and this is concealed by the tall concrete wall that marks the boundary to the motorway. A two storey Victorian house to the south of the former Dental hospital was demolished to make way for a proposed Southern Augusta Apartment building²¹ (this is yet to be constructed - 2012). Karo Drive (the motorway on-ramp) was constructed to the south of the building in 2006 and the building now occupies a wedge of land between Willis Street and Karo Drive (both busy transport routes).

¹⁴ 'Dental care - Dental nurses to dental therapists', Te Ara - the Encyclopedia of New Zealand, updated 29-Mar-11 URL: <http://www.TeAra.govt.nz/en/dental-care/4>

¹⁵ NEW DENTAL CLINIC *Evening Post*, 11 May 1940, Page 6

¹⁶ DENTAL CLINICS *Evening Post*, 6 April 1940, Page 8

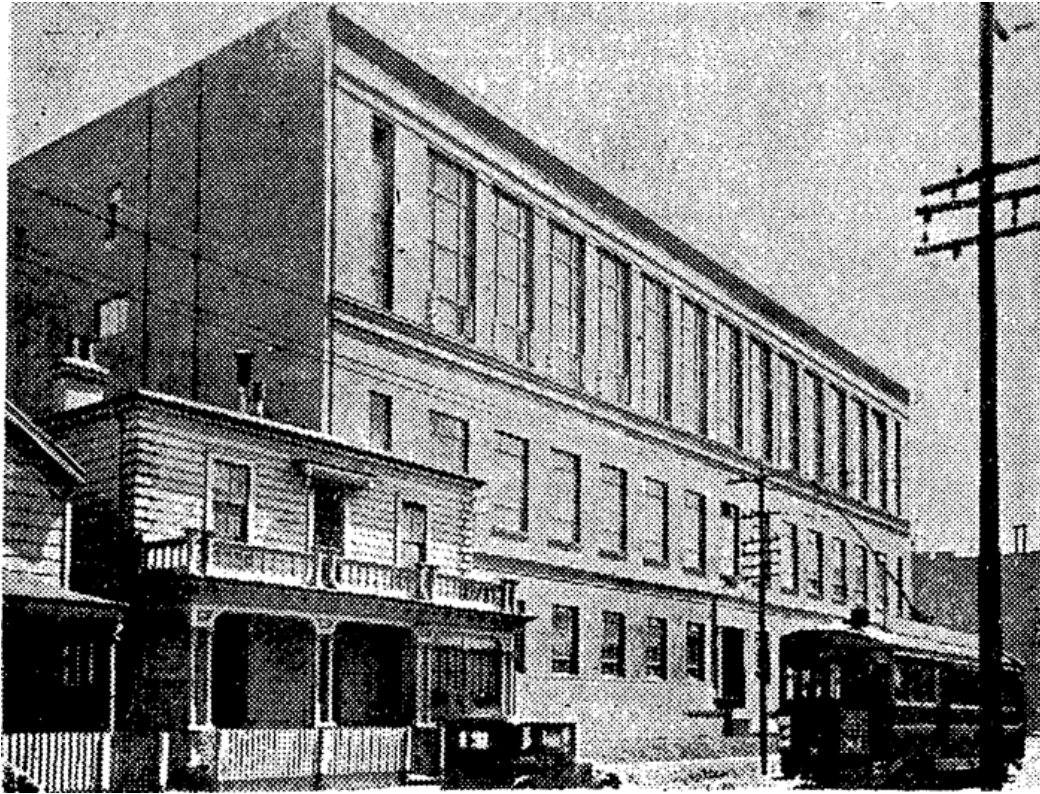
¹⁷ Kennedy, J 1998, .School Dental Clinic Conservation Plan., Assignment prepared for ARCH 281, School of Architecture, Victoria University of Wellington, p.6.; NEW DENTAL CLINIC *Evening Post*, 11 May 1940, Page 6

¹⁸ DENTAL NURSES' HOME *Evening Post*, 3 April 1937, Page 9

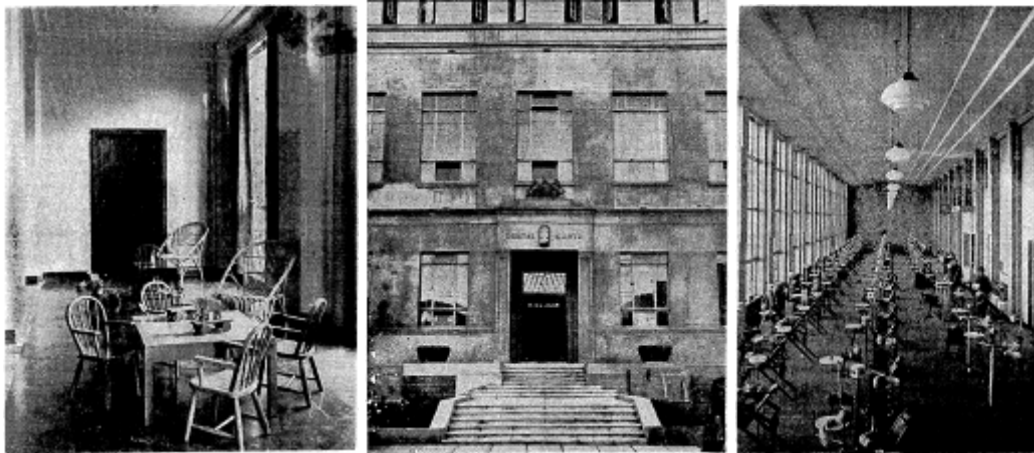
¹⁹ Kennedy, 1998.

²⁰ SR 122625

²¹ SR 112768



January 1940 – Dominion Training School for Dental Nurses near completion²²



"Evening Post" Photo.

Views of the new Dominion training school for dental nurses, which incorporates the dental clinic for school children, and which is being opened this afternoon by Lady Galway. The new building is in Upper Willis Street, and incorporates the most up-to-date features of juvenile dental clinics in various parts of the world. Left, a corner of the children's waiting hall. Centre, main entrance to Willis Street. Right, a view of the main clinic, which holds forty-seven chairs.

May 1940 – views of the new Dominion Training School for Dental Nurses²³

²² "Evening Post" Photo, Scene outside the railway station this morning as- a large crowd watched the ... [truncated] *Evening Post*, Volume CXXIX, Issue 10, 12 January 1940, Page 5

²³ "Evening Post" Photo. Views of the new Dominion training school for dental nurses, which incorporate... [truncated] *Evening Post*, Volume CXXIX, Issue 113, 14 May 1940, Page 5

1.2 Timeline of modifications

1880	Te Aro School was built on the site
1933	Te Aro School was demolished
1938 – 40	The Wellington Dental Clinic building was constructed
1942	Air raid shelters were constructed to the rear of the property
1945	Air raid shelters were removed
1946	Modifications by Government Architect R.A. Patterson included replacement of doors and flooring in the basement; the addition of a “mother’s room” on the ground floor; and minor alterations to the second and third floors.
1974	Fire safety and means of egress were improved.
1990	Wellington Polytechnic occupied part of the building
1992	Wellington Polytechnic occupied all of the building
2004- 2005	The dental clinic building was converted to apartments and two storeys added to the building with a new parking building constructed to the west.
2006	Karo Drive motorway on-ramp was constructed to the west of the building.

1.3 Architect

John Mair, Government Architect

The colonial government established the office of the Superintendent of Public Works in 1840 and a Colonial Architect’s office in 1869.²⁴ The position of Government Architect was established in 1909 and the first incumbent was John Campbell who had earlier held the position of draughtsman in charge of the Public Buildings Division of the Public Works Department. John Campbell retired in 1922 and was followed by John Mair (1876–1959) who served as Government Architect until 1942.²⁵ The key works designed in the office during Mair’s term include: -

- Rotorua's Blue Baths (1929) Spanish mission style
- Post office, Cambridge Terrace, Wellington (1932)
- Departmental Building in Stout Street, Wellington (1937).

Mair was followed by Robert Adams Patterson who served as Government Architect from 1942- 1952.²⁶ His later career was, according to the NZHPT, “dominated by Public Works for the war effort.”²⁷

Although the government had previously commissioned private architects to design many public buildings, this became the norm after 1988 when the position of Government Architect was disestablished.²⁸

²⁴ Ben Schrader. 'Public buildings - State-sector buildings', Te Ara - the Encyclopedia of New Zealand, updated 29-May-12 URL: <http://www.TeAra.govt.nz/en/public-buildings/2>

²⁵ Peter Shaw. 'Mair, John Thomas - Biography', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10 URL: <http://www.TeAra.govt.nz/en/biographies/4m31/1>

²⁶ Julia Gatley. 'Wilson, Francis Gordon - Biography', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10 URL: <http://www.TeAra.govt.nz/en/biographies/5w36/1> ; <http://www.aucklandcity.govt.nz/council/documents/districtplannorthshore/changes/7ratraystapp11.pdf>

²⁷ NZHPT professional biographies

<http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=104530>

²⁸ Ben Schrader. 'Public buildings - State-sector buildings', Te Ara - the Encyclopedia of New Zealand, updated 29-May-12 URL: <http://www.TeAra.govt.nz/en/public-buildings/2>

2.0 Physical description

2.1 Architecture

The former Dominion Training School for Dental Nurses building is of reinforced concrete construction. Foundations, columns, beams, floors and roof are all poured in-situ concrete. Windows were specified as steel, floors matai, joinery of kauri and rimu, and the front steps of granite, indicating a building of some quality and durability. The original drawings show service spaces in the basement; waiting room, offices and lecture room on the ground floor; teaching rooms and library on the first floor; and the whole front half of the second floor as the clinic. This space has very tall windows along the east wall facing Willis Street, giving the main elevation one of its distinguishing features, and a high level of natural light to the interior. While the fenestration of the ground and first floors is treated very simply, as holes in a plain wall surface, the tall (six metres high) second floor windows have patterned glazing bars, a decorative frieze under the sills, and a capping above with a moulded cornice and parapet. The front door is subtly emphasised by pilasters and pediment, in slight relief from the main wall surface. The style is stripped Classical, while it verges on the modern in the stark and regular treatment of the main facade.

The building was technically advanced for its time, with attention given to natural lighting, ventilation and heating (heating was by steam from automatically stoked boilers in the basement). It was carefully detailed, with features such as a second (low) handrail on the stair balustrades for small children. In all, it is a very good example of a specialist building type designed in the office of the Government Architect.

The building was much altered when it was converted to apartments in 2004-05. External works at this date include the excavation of the front "area" between the basement and the street, and the installation of railings at the street edge. Two additional part floors were constructed on the roof and a new parking block was built behind the existing building, concealed behind the concrete perimeter fence between the site and the Karo Drive motorway onramp (c.2006).

Much of the building's interior can also be viewed from the street, and from this it is obvious that new mezzanine floors have been inserted between the first and second floor levels, and between the second floor and roof levels. The new vertical and horizontal divisions used to create the apartments must have altered the grand teaching, and dental surgery spaces irreversibly, and it seems likely that most of the internal fixtures and fittings of the dental school, that were so advanced for their time, have also been removed.

Although the interior is much altered, the building continues to exude a strong architectural presence and makes a contribution to the streetscape quality of Willis Street.

Note: this description is an updated version of the WCC Heritage Buildings Inventory 2001 ref Will10

2.2 Materials

Reinforced concrete structure; RC floor slabs with Totara floor battens and Matai T&G flooring; steel windows with bronze stays, cast bronze air vents, copper pipes and flashings; Rimu or Kauri joinery; roof clad in three layers of Trinidad bitumen; front steps NZ granite decorated with terracotta urns.²⁹

2.3 Setting

The former Dominion Training School for Dental Nurses building is the largest building on the section of Willis Street between the motorway on-ramp at Karo Drive and the motorway off-ramp at Vivian Street. This busy one-way section of upper Willis Street includes an eclectic mix of architecture from two-storey timber commercial and residential buildings; a large parking lot that serves as a local “Hire Pool” depot and several two storey, low rise, modern commercial buildings.

The former dental clinic’s nearest neighbour is a small, probably Victorian, two storey timber clad house (formerly Citron Restaurant) that sits between a wide asphalted driveway and a vacant site. To its south is a row of three timber two storey commercial buildings that were relocated as part of the urban motorway works.

The building to the north of the former dental clinic is a pleasant circa 1930-40s brick apartment building while directly opposite is the Arts and Crafts-style Papua New Guinea High Commission at 279 Willis Street.

3.0 Sources

- Kennedy, J 1998, .School Dental Clinic Conservation Plan., Assignment prepared for ARCH 281, School of Architecture, Victoria University of Wellington
- WCC Heritage Building Inventory 1999 ref Will10
- WCC Archives SR 122625
- WC Archives SR 112768
-

Images

- Thomas Turnbull & Son (Firm). Thomas Turnbull & Son :Residence, Willis Street for Dr Chapple. December 1st, 1891.. Ref: Plans-80-0586. Alexander Turnbull Library, Wellington, New Zealand. <http://beta.natlib.govt.nz/records/23163709>
- Obstetric hospital, Willis Street, Wellington. Negatives of the Evening Post newspaper. Ref: 1/2-090567-F. Alexander Turnbull Library, Wellington, New Zealand. <http://beta.natlib.govt.nz/records/22787217>
- Crichton McKay & Haughton (Firm). Crichton, McKay & Haughton :Proposed alterations to hospital, Willis Street. For Dr Levy. January 1948. [Architectural plans collected by Bulleymont Fortune architects. 1890-1900s]. Ref: Plans-91-0153. Alexander Turnbull Library, Wellington, New Zealand. <http://beta.natlib.govt.nz/records/22813297>

²⁹ Kennedy, J 1998, .School Dental Clinic Conservation Plan., Assignment prepared for ARCH 281, School of Architecture, Victoria University of Wellington.

Newspapers and periodicals

- AGAINST EXECUTIONS *Evening Post*, 11 June 1923
- AMALGAMATED *Evening Post*, 28 January 1914
- *Building Today*, Volume 37 Number 6 (1975)
- DENTAL NURSES' HOME *Evening Post*, 3 April 1937
- *Evening Post*, 7 April 1934
- "Evening Post" Photo, Scene outside the railway station this morning as- a large crowd watched the ... [truncated], *Evening Post*, 12 January 1940
- "Evening Post" Photo. Views of the new Dominion training school for dental nurses, which incorporate... [truncated] 14 May 1940
- NEW DENTAL CLINIC *Evening Post*, 11 May 1940
- *NZ Gazette* 1938/1086.
- OLD TE ARO SCHOOL *Evening Post*, 1 February 1932
- OVERCROWDED AND INSANITARY *Evening Post*, 11 May 1914
- TE ARO SCHOOL. *Evening Post*, 18 December 1880
- TE ARO SCHOOL *Evening Post*, 10 February 1922
- TERRACE GAOL *Evening Post*, 18 February 1927
- THE NEW TE ARO SCHOOL. *Evening Post*, 28 April 1880
- THE SCHOOLS. TE ARO SCHOOL. *Evening Post*, 17 December 1887
- WELLINGTON BUILDING *Evening Post*, 6 July 1937
- *Wellington Independent*, Volume IX, Issue 886, 8 April 1854

Websites

- Auckland City Council website accessed August 2012
<http://www.aucklandcity.govt.nz/council/documents/districtplannorthshore/changes/7ratraystapp11.pdf>
- Ben Schrader. 'Public buildings - State-sector buildings', Te Ara - the Encyclopedia of New Zealand, updated 29-May-12 URL:
<http://www.TeAra.govt.nz/en/public-buildings/2>
- 'Dental care - Dental nurses to dental therapists', Te Ara - the Encyclopedia of New Zealand, updated 29-Mar-11 URL:
<http://www.TeAra.govt.nz/en/dental-care/4>
- Peter Shaw. 'Mair, John Thomas - Biography', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10 URL: <http://www.TeAra.govt.nz/en/biographies/4m31/1>
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- NZHPT professional biographies, NZHPT website accessed August 2012
<http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=104530>

4.0 Criteria for assessing cultural heritage significance

Cultural heritage values

Aesthetic Value:

Architectural: Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?

The former Dominion Training School for Dental Nurses building is a very good example of a building built in a transitional style of stripped Classicism that is almost Modernist. The specialist requirements of its original function as a teaching clinic have been well met in the design, prepared by the Government Architect, with the functional need for good natural lighting, in particular, influencing the design of the main elevation.

Townscape: Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?

The building is a local landmark on Willis Street, partly because it is the largest building in the vicinity, and partly for the quality of its design and choice of construction materials.

Group: Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?

Historic Value:

Association: Is the item associated with an important person, group, or organisation?

Historically, this building is significant both for its association with the provision of dental healthcare and training for nearly 60 years, and as an example of the direct role that central government (especially the first Labour government) played in bettering the health of New Zealanders. The improvement in the general standard of living in New Zealand after the Depression can be partly attributed to initiatives such as this, which raised public health in this country to world class levels.

Association: Is the item associated with an important historic event, theme, pattern, phase, or activity?

Scientific Value:

Archaeological: Does the item have archaeological value for its ability to provide scientific information about past human activity?

The site is known to have been occupied by a Pre 1900 building, and is sited within the Central City Archaeological site ref NZAA R27/270, but has been somewhat disturbed by the excavation of the basement in 1938-40, and in 2004 – 05. Some remnant undisturbed areas may remain.

Educational: Does the item have educational value for what it can demonstrate about aspects of the past?

Technological: *Does the item have technological value for its innovative or important construction methods or use of materials?*

The building has technical interest as a purpose built clinic, with some original fabric intact.

Social Value:

Public esteem: *Is the item held in high public esteem?*

Symbolic, commemorative, traditional, spiritual: *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

Identity/Sense of place/Continuity:

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

The building's Willis Street façade has had few intrusive modern alterations since it was constructed over 70 years ago, and despite its conversion to apartments, the building makes a positive contribution to the sense of place and continuity of Upper Willis Street.

Sentiment/Connection: *Is the item a focus of community sentiment and connection?*

Level of cultural heritage significance

Rare: *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

Representative: *Is the item a good example of the class it represents?*

Authentic: *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

Local/Regional/National/International

Is the item important for any of the above characteristics at a local, regional, national, or international level?

6.0 Appendix

Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory	Y	
2001 Non-Residential heritage Inventory	Y	
WCC Records – building file	Y	
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)	Y	
Research notes from 2001 Non-Residential heritage Inventory	None	
Plan change?		
Heritage Area Report	None	
Heritage Area Spreadsheet	None	
Heritage items folder (electronic)	Y	
HPT website	Y	
HPT files	Y	
Conservation Plan	Y	
Searched Heritage Library (CAB 2)	Y	

Appendix 1: permits and consents

00044:14:180	254-266 Willis Street, alterations	Agency and Designer: Public Works Department. Note: Contains plans of basement, ground floor, part second floor, sections and details for alterations to Childrens Dental Clinic.	Map/plan	1946
00060:41:154 8	254-266 Willis Street, Wellington Polytechnic, signage		Building Permit/Consent	1993
00078:1467:1 06013	254 Willis Street, demolition and excavation for apartments	Owner: Willis Trust Co Ltd. Applicant: Holmes Construction and Development Ltd. Legal description: Sec 2 SO 38222. Application value: \$250,000.	Building Permit/Consent	2003
00078:1487:1	254-266 Willis Street,	Owner: Willis Trust	Building	2003

08308	structural strengthening, mezzanine floors and structural works	Co Ltd. Applicant: Holmes Construction and Development Ltd. Legal description: SO 38222. Application value: \$290,000.	Permit/Consent	
00078:1486:1 10642	254 Willis Street, Augusta Apartments, stage 1	Owner: Willis Trust Co Ltd. Applicant: Holmes Construction of Development Ltd. Legal description: SO 38222. Application value: \$4,500,000. Note: Fit-out of apartments 13 to 30 (levels 3 - 5) and structural frame for penthouse apartments 31 to 37 (levels 6 - 7).	Building Permit/Consent	2004
00078:1486:1 15688	254 Willis Street, Augusta Apartments, stage 2	Owner: Willis Trust Co Ltd. Applicant: Holmes Construction of Development Ltd. Legal description: SO 38222. Note: Units 31-37 - Levels 6 & 7, with amendment.	Building Permit/Consent	2004
00078:1552:1 15770	254 Willis Street, construction of transformer and rubbish room	Owner: Willis Trust Company Ltd. Applicant: Holmes Construction and Development. Legal description: Sec 2 and 4 SO 38222. Application value: \$150,000.	Building Permit/Consent	2004
00078:1592:1 16860	254 Willis Street, Augusta Apartments, stage 3, fit-out basement apartments and associated drainage	Owner: Willis Trust Company Ltd. Applicant: Parlante. Legal description: Section 2 SO 38222. Note: Stage 3 - Augusta Apartments (Units 1-12).	Building Permit/Consent	2004
00078:1621:1 19289	254 Willis Street, carpark building adjacent to Augusta Apartments, with amendment	Owner: Willis Trust Company Limited. Applicant: Parlante Architectural Designers (Wgtn).	Building Permit/Consent	2004

		Application value: \$478,000.		
00078:3067:1 96477	254 Willis Street, Augusta Apartments, strengthening of car park roof.	Legal description: SEC 1 SO 20059 , SEC 2 SO 38222. Owner: Griffin. Applicant: Intelligent Design. Designer: Intelligent Design. Project value: \$18,000.	Building Permit/Con sent	2009

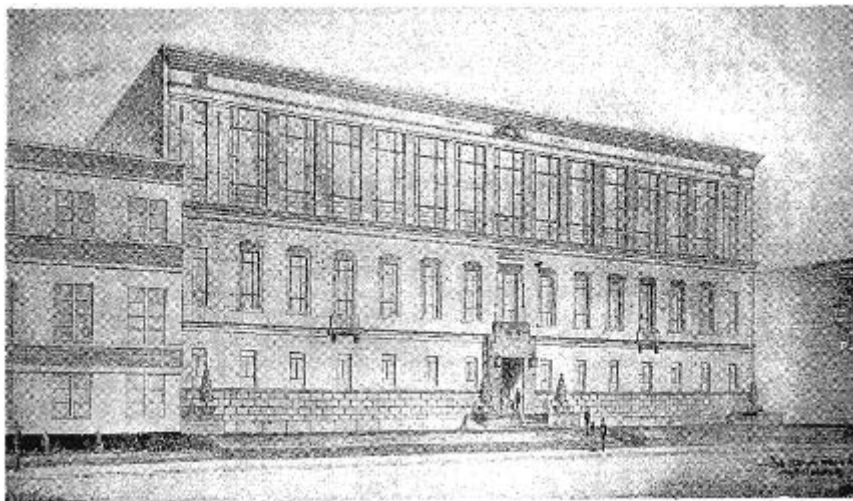
SR Code	SR Type	SRI Description	SRI Status	Current Updated
9200887	Property Featur	BUILDING HERITAGE ITEM (DISTRICT PLAN): Details migrated from RHS #887, (Restrictions and Hazards System - RHS System 1991-2006) on 28-06- 2006	To be verified	26/01/1995
112768	RC - a Res.Con	3: land use consent for the construction of an apartment building (Southern Augusta Apartment building) and associated car parking		5/07/2004
119616	Earthworks	Excavate work for future carparking building (refer to SR 119289) - Augusta Apartments.		8/09/2004
127083	General Info	NZHPT approval to modify/remove building and construct carpark/apartments	Completed	12/04/2005
122625	RC - a Res.Con	2. Unit title subdivision (55 residential units)		22/04/2005
113984	Bldg Cons<500K	Demolition of existing timber brick buildings (maximum height 2 storeys).	Completed	7/07/2005
110642	aBLDG CONSENT	Stage 1 - Fitout of apartments 13 to 30 (levels 3 - 5) and structural frame for penthouse apartments 31 to 37 (levels 6 - 7). PIM -Fitout of 37 apartment units, within and added to the existing building - Augusta Apartment.	Completed	22/07/2005
115688	Bldg Cons<500K	Stage 2 - Augusta Apartments. Units 31-37 - Levels 6 & 7, with amendment.	Completed	22/07/2005
108308	Bldg Cons<500K	Structural strengthening, mezzanine floors and structural works	Completed	22/07/2005
106013	Bldg Cons<500K	Demolition and excavation for proposed new apartments (Augusta Apartments).	Completed	25/07/2005
116860	Bldg Cons<500K	Stage 3 - Augusta Apartments. Fit- out Basement Apartments (Units 1-	Completed	14/10/2005

		12) & associated drainage.		
115770	Bldg Cons<500K	Augusta Apartments - Construct new transformer and rubbish room. New Car Park Building adjacent to Augusta Apartments. With amendment	Completed	19/10/2005
119289	Bldg Cons<500K	3: Land Use consent for 35 apartments (supersedes SR# 94589)	Completed	12/01/2006
96984	RC - a Res.Con	2: land use consent for the construction of a four storey (plus basement) apartment building (Southern Augusta Apartment building) and associated car parking		13/03/2006
114014	RC - a Res.Con	1: land use consent for a temporary sign providing information on the redevelopment of the site		13/03/2006
106629	RC - a Res.Con	4: rooftop addition and conversion to apartments - addition to listed heritage building, Central Area building and additions over-height	Completed	13/03/2006
98531	RC - a Res.Con	3: rooftop addition and conversion to apartments - addition to listed heritage building, Central Area building and additions overheight	Completed	10/07/2006
111476	RC - a Res.Con	1.1- Multi-Residential - Augusta Apartments - Strengthening of car park roof (engineered)	Completed	10/07/2006
96477	aBLDG CONSENT	1.1- Multi-Residential - Augusta Apartments - Strengthening of car park roof (engineered)	Completed	18/11/2009
196477	aBLDG CONSENT	1.5 Land Use: External alterations to a listed heritage building	Completed	18/11/2009
246043	RC - a Res.Con	3.2 Multi Unit Residential - The Weathertightness remediation works to the building will encompass: The replacement of the existing main roof. The removal of the existing Harditex fibre cement cladding on Level 6 & 7. The removal		2/02/2012
244235	aBLDG CONSENT			6/08/2012

Appendix 2: Background research



The circa 1892 Thomas Ward map shows the original Te Aro School and overlay layers show the former Wellington Dental Clinic building, and the revised site boundary due to the construction of Karo Drive.³⁰

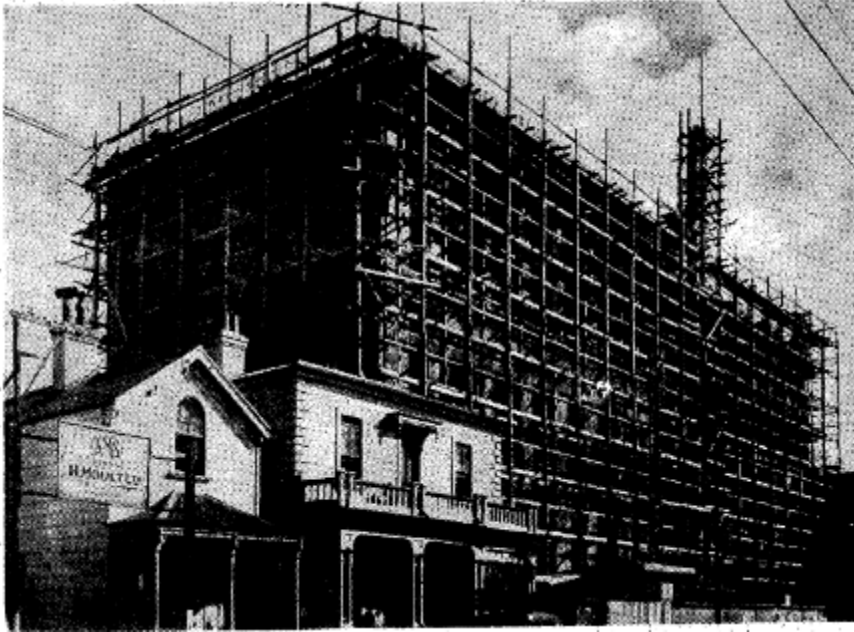


A perspective drawing of the new dental clinic of four storeys, and including a training school for dental nurses, which is to be built by the Government on the old Te Aro School site in Upper Willis Street. The building will be the first of its kind in New Zealand.
1937 Perspective sketch of the Wellington Dental Clinic³¹

³⁰ WCC website accessed August 2012

<http://www.wellington.govt.nz/maps/webmaps/webmap/wccmap.html?xmin=1747759&ymin=5427052&xmax=1749533&ymax=5428719&base=0&map=0&moredata=0>

³¹ A perspective drawing of the new dental, clinic of four storeys, and including a training school for... [truncated]
Evening Post, Volume CXXIV, Issue 13, 15 July 1937, Page 17



Building activity in the city is shown in these pictures. On the left is the new Post and Telegraph Department building, on the corner of Herd and Chaffers Streets, which is to accommodate the accountants' branch of the G.P.O. and also to be used as a depot. Above is the new dental clinic building in Upper Willis Street.

March 1939 – Wellington Dental Clinic under construction³²

³² Building activity in the-city is shown in these pictures. On the left is the new Post and Telegrap...
[truncated]Evening Post, Volume CXXVII, Issue 71, 25 March 1939, Page 17