

Before the Timaru District Council
Independent Hearing Commissioner

Under	the Resource Management Act 1991
In the matter of	an application for resource consent by Bayhill Developments Limited

Statement of evidence of David Bernard Margetts

1 December 2016

Introduction

- 1 My name is David Bernard Margetts.
- 2 This statement is provided on the basis of my qualifications and experience applied to heritage values and the adaptive reuse of heritage buildings for contemporary uses as applied to the Hydro Grand.

Qualifications and experience

- 3 I have the following qualifications/experience:
 - (a) Bachelor of Architecture, Auckland 1976;
 - (b) Subsequent work as an architect;
 - (c) Heritage Curator of the Arts Centre buildings during the 1990s; and
 - (d) Heritage Advisor architecture and conservation, Heritage New Zealand (HNZPT) until present date.

Scope of Evidence

- 4 My statement will cover:
 - (a) The heritage values of the Hydro Grand building; and
 - (b) The potential for adaptive reuse of the Hydro Grand to enable its continuing productive use and retention.

Significance of the Hydro Grand building

- 5 I support the Heritage New Zealand statement of significance provided as part of its listing: "*Since its construction in 1912, the Hydro Grand Hotel has been a prominent building on the Timaru townscape and waterfront. It has social and historical significance as a popular venue for entertainment and tourist accommodation that contributed to the popularity of Caroline Bay as a holiday destination. The Hydro Grand Hotel has aesthetic significance as a prominent contribution to Timaru's historic streetscapes*"¹.
- 6 The Salmond Reed statements of significance² are supported and when read in conjunction with the Heritage New Zealand statement of significance, makes for a broader general statement of significance describing the former Hydro Grand

¹ HNZPT List Entry Record – Appendix 1

² Statement of evidence of Jeremy Salmond, 23 November 2016

Hotel. These statements however are at odds with Bayhill Development Limited's statement (at 6.1.6, 2); Planning Conclusions on Heritage Matters: "*There are no heritage features that are considered to be worthy of salvage*".

- 7 I also support the Heritage New Zealand submission which has identified that the matters to be addressed in a full heritage assessment should include the assessment of cultural, historical and physical values in more detail. A sufficiently detailed assessment of architectural significance for example would identify the relative heritage values of different parts of the building, and this information could then inform partial retention options.

Adaptive reuse options

- 8 In my role at Heritage New Zealand, I have had considerable contact with owners carrying out adaptive reuse heritage projects. This involvement entails discussions at an early stage with owners and developers about what a proposal may look like and what is the best way to achieve a new use for a heritage building while retaining its identified heritage values. This early consultation then extends to providing advice through RMA and/or Building Act consenting processes.
- 9 There are many reasons to find uses for historic places, rather than destroying them to build anew.
- 10 There are also examples of successful projects³ that have started with a building in similar condition to the Hydro Grand. Post-earthquake in particular, many owners have elected to bring their heritage building 'back to life', despite the difficulties presented by some of these buildings.
- 11 If however, a building is catastrophically damaged by an event such as earthquake, or it has been neglected to the point where there is no possibility of retaining most of its original historic 'fabric' in a repair and upgrade, then there may be a case for considering the demolition or deconstruction of part or all of the building. The Hydro Grand is not such a building in my opinion.
- 12 The Category 2 listed Hydro Grand could have considerable scope for alteration, change or adaption without removing key heritage values or diminishing the overall significance of the place. Such change would be seen as part of the story of the Site since the inception of the Hydro Grand. The message to owners and the community is that change is inevitable in the life of buildings, and that future appropriate change can be contemplated.

³ Appendix 2 - Successful heritage projects.

- 13 Any adaptive reuse proposal for a heritage building involves aspects beyond just tidying up a building and putting a use in it. The other dimensions to heritage projects may include for example:
- (a) Repair of existing building issues;
 - (b) Structural upgrade to resist earthquake;
 - (c) The required alterations for disability and fire compliance;
 - (d) Heating, cooling and insulating;
 - (e) Storm and waste water upgrade; and
 - (f) Planning an contemporary fitout appropriate for the heritage values of the place.
- 14 The appropriate installation of engineering elements into heritage buildings to increase their capacity to withstand earthquake, particularly if they have been assessed as earthquake prone, is one of the biggest consideration in today's hazard prone built environment. Earthquake upgrade is therefore a key design element impacting the cost of a project and has the potential to impact heritage values.
- 15 The Bayhill Development Limited application promotes a view that structural upgrade will detrimentally reduce heritage values, by stating (at 6.1.6, 4); Planning Conclusions on Heritage Matters: "...the retained original fabric would be reduced to little more than the façade". This is contrary to my experience of well managed heritage building structural upgrades.
- 16 Normally this additional structure is concealed; however it will invariably mean the removal of some original heritage fabric. This work is designed to create the least impact on heritage values. It is possible that the Hydro Grand could be structurally upgraded to 100% of new building standard (**NBS**) without significantly impacting on the likely key heritage values of the place. The building appears of sound brick construction with no apparent earthquake damage having survived many earthquakes during its life.
- 17 In conclusion, the former Hydro Grand Hotel while dilapidated, has an intact building envelope presenting an opportunity carry out a project to inject new life and uses. Any non-catastrophically damaged heritage building is repairable and able to be put into a new use, subject to an owner's willingness to find a way and make a business case. This has been proven in Christchurch with earthquake damaged heritage buildings that may have been initially condemned, but in the hands of the right owners have been turned into contributors to the community and the local economy.

Conclusion

- 18 The bulk of the building's heritage fabric is intact, and there is scope for alteration to achieve a new use without adversely affecting heritage values in my opinion.

Dave Margetts

1 December 2016



HERITAGE NEW ZEALAND
POUHERE TAONGA

Summary Report Hydro Grand Hotel, TIMARU (List No. 2052)

File: 12011-097



Hydro Grand Hotel, Timaru, Christine Whybrew, Heritage New Zealand, 31 January 2016

Address	10 The Bay Hill and Sefton Street East, TIMARU
Legal Description	Pt Lot 3 DP 3530 (CT CB10F/253), Canterbury Land District
Extent	Extent includes the land described as Pt Lot 3 DP 3530 (CT CB10F/253), Canterbury Land District and the building known as the Hydro Grand Hotel thereon.
Constructed by	Hall and Marchant (Architect).
Owner/s	Bayhill Developments Ltd.

Since its construction in 1912, the Hydro Grand Hotel has been a prominent building on the Timaru townscape and waterfront. It has social and historical significance as a popular venue for entertainment and tourist accommodation that contributed to the popularity of Caroline Bay as a holiday destination. The Hydro Grand Hotel has aesthetic significance as a prominent contribution to Timaru's historic streetscapes.

The land on which the Hydro Grand Hotel is situated was formerly part of Rural Section (RS) 730, granted by the Crown to George Rhodes and another, probably William Rhodes.¹ In 1853 the Rhodes Brothers had RS 703, and adjoining RS 7555, surveyed as 'Rhodes Town' and

¹ Deeds Index, Volume C1, Canterbury Rural Sections, p.730 (DI C1/730), Canterbury Land District (Archives New Zealand).

subdivided sections were sold for commercial and residential occupation.² The subject land was within lot 355 of RS 730, not included on the original plan of 'Rhodes Town', but surveyed and sold in 1895 to town clerk, Edwin Henry Lough.³ Lough had his personal residence built at the junction of Stafford (now The Bay Hill) and Sefton Streets, which was extended by the subsequent owner, Dr Hedley Vicars Drew.⁴ The property was sold in July 1911 to William Kenneth Macdonald.⁵

The Caroline Bay Association was formed in 1911 to develop the bay as a tourist destination. Principal among their concerns was provision of high standard accommodation.⁶ In March 1912 a contract was let for the construction of a 'three-storied accommodation house for tourists' at this site. Designed by Timaru architects Hall and Marchant, it was one of the largest buildings 'to be erected on Timaru for a long time'.⁷ The Hydro Grand Hotel was completed in December 1912, in time for the summer holiday season.⁸ At its opening the hotel was promoted as the 'largest and most up-to-date Private Hotel in New Zealand'.⁹

The Hydro Grand Hotel is built in an Edwardian Mediterranean style and occupies its full triangular site on the corner of The Bay Hill and Sefton Street, overlooking Caroline Bay. The building is constructed in brick that was plastered and originally painted white.¹⁰ The building is dominated by a tower at the eastern corner, topped with a circular colonnaded balcony and dome. The north-eastern (main) façade also features recessed balconies, bay windows and arched openings, being elements of the Edwardian Mediterranean style. The southern façade is plainer but retains original fire escapes. The interior originally provided 80 rooms over three levels with separately leased shop spaces at street level.¹¹ Electric elevators for passengers and freight are among original fittings. The building was equipped with hot and cold running water, including hot salt water for baths, hence the inclusion of 'Hydro' in the name.¹²

The interior of the building was modified in 1914, primarily on the ground floor where large shop spaces were integrated into the main hotel to form a larger dining room and lounge.¹³ At this time the original large plate glass windows on the ground floor were replaced with smaller arched ones. The 1914 modifications secured the hotel's status as 'the most modern in New Zealand' with alterations accommodating a children's playroom which was thought to

² 'Map of the Timaru Townships', 1853, Reference: CAAR, CH 287, CP189, ICPW 1211/1864, Archives New Zealand; John Wilson. 'South Canterbury region - Timaru and its port', Te Ara - the Encyclopedia of New Zealand, updated 21-Sep-12, URL: <http://www.TeAra.govt.nz/en/interactive/11338/timarus-two-towns>, accessed 25 July 2016

³ DP 1, 1866 (Canterbury Land District), Land Information New Zealand; A 7687, 1893 (Canterbury Land District), Land Information New Zealand; Certificate of Title, CB166/112 (Canterbury Land District), Land Information New Zealand.

⁴ *Timaru Herald*, 3 October 1905, p.1 and 1 November 1907, p.1; CB166/112 (Canterbury Land District), Land Information New Zealand.

⁵ *Timaru Herald*, 19 July 1911, p.5

⁶ John Button, *A Century of Carnivals: The Caroline Bay Story*, Timaru: The Caroline Bay Association, 2011, pp.157-8

⁷ *Ashburton Guardian*, 7 July 1912, p.4

⁸ *Timaru Herald*, 16 December 1912, p.7

⁹ *Otago Daily Times*, 13 January 1913, p.6

¹⁰ *Timaru Herald*, 18 December 1912, p.2

¹¹ *Timaru Herald*, 18 December 1912, p.2

¹² *Timaru Herald*, 18 December 1912, p.2

¹³ *Akaroa Mail and Banks Peninsula Advertiser*, 24 July 1914, p.4; *Timaru Herald*, 5 February 1915, p.3

be pioneering among New Zealand hotels.¹⁴ Major modifications were later undertaken to the roof in the 1970s which initially featured three gables on the north-eastern façade and two on the southern façade. The original dome was found to be deteriorating in the 1990s and was removed in 1996 and replaced with a fibreglass replica.¹⁵

Further Reading

John Button, *A Century of Carnivals: The Caroline Bay Story*, Timaru: The Caroline Bay Association, 2011

John Wilson. 'South Canterbury region - Timaru and its port', Te Ara - the Encyclopedia of New Zealand, updated 21-Sep-12, URL:

<http://www.TeAra.govt.nz/en/interactive/11338/timarus-two-towns>, accessed 25 July 2016

Timaru Centenary 1868-1968, Timaru: Christopher E. Dawson, 1968

Key Physical Dates	1912: Original construction 1914: Modification to ground floor spaces and façade c.1975: Modification to roof 1996: Replacement of dome with fibre-glass replica
Uses	Accommodation [Hotel] (Former) Vacant
Protection Measures	Timaru District Plan Operative 8 March 2005. No. 37 in Schedule of Heritage Buildings, Structures and Sites.
Recommendation	Technical change required: Board Paper reference(s): BCC paper no 106/1983; Change Address: 10 The Bay Hill and Sefton Street East, TIMARU Add Legal Description: Pt Lot 3 DP 3530 (CT CB10F/253), Canterbury Land District Clarify Extent: Extent includes the land described as Pt Lot 3 DP 3530 (CT CB10F/253), Canterbury Land District and the building known as the Hydro Grand Hotel thereon.

¹⁴ *Timaru Herald*, 5 February 1915, p.3

¹⁵ *Timaru Herald*, 15 January 1996 and 19 December 1996

Attachments
Technical Change Request



Pataka map overlaid with LINZ aerial imagery showing location of Hydro Grand Hotel at 10 The Bay Hill and Sefton Street East, Timaru.

List Entry Record

List Number: 2052

Site Reference: P1218



HERITAGE NEW ZEALAND
POUHERE TAONGA

Name: Hydro Grand Hotel

Other Names:

Name	Year From	Year To
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Location: 360 Stafford Street, TIMARU

List Entry Legal Description: Pt Lots 2,3 DP 3530

Local Authority: Timaru District

Summary:

List Entry Status: Listed

List Entry Type: Historic Place Category 2

List Number: 2052

Date Entered: 23 June 1983

Extent of List Entry:

Chattels

District Plan Listing: District Plan Timaru District Plan Operative 8 March 2005. No. 37 in Schedule of Heritage Buildings, Structures and Sites

Maori Interest: Unknown

Heritage NZ Office: Canterbury/West Coast Office

Other Information: Please note that entry on the New Zealand Heritage List/Rarangi Korero identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions.

General Nature of Wahi Tapu:

Section 66(1) Assessment: Section 23(1) Registered under previous legislation (HPA 1980)
Section 23(2) Registered under previous legislation (HPA 1980).

Section 66(3) Detail:

Statement of Wahi Tapu:

Report Execution Time: 04/08/2016 14:44:57

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Pataka List Entry Report, List no. 2052

SOUTH CANTERBURY REGION

CLASSIFICATION: C



8-11/4/83

* indicates 20th century

Timaru City

* DB Hydro Grand Hotel
360 Stafford Street, Timaru

BCC paper no 106/1983



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

Identifier CB10F/253
Land Registration District Canterbury
Date Issued 16 March 1971

Prior References
CB277/182

Estate Fee Simple
Area 837 square metres more or less
Legal Description Part Lot 3 Deposited Plan 3530

Proprietors
Bayhill Developments Limited

Interests

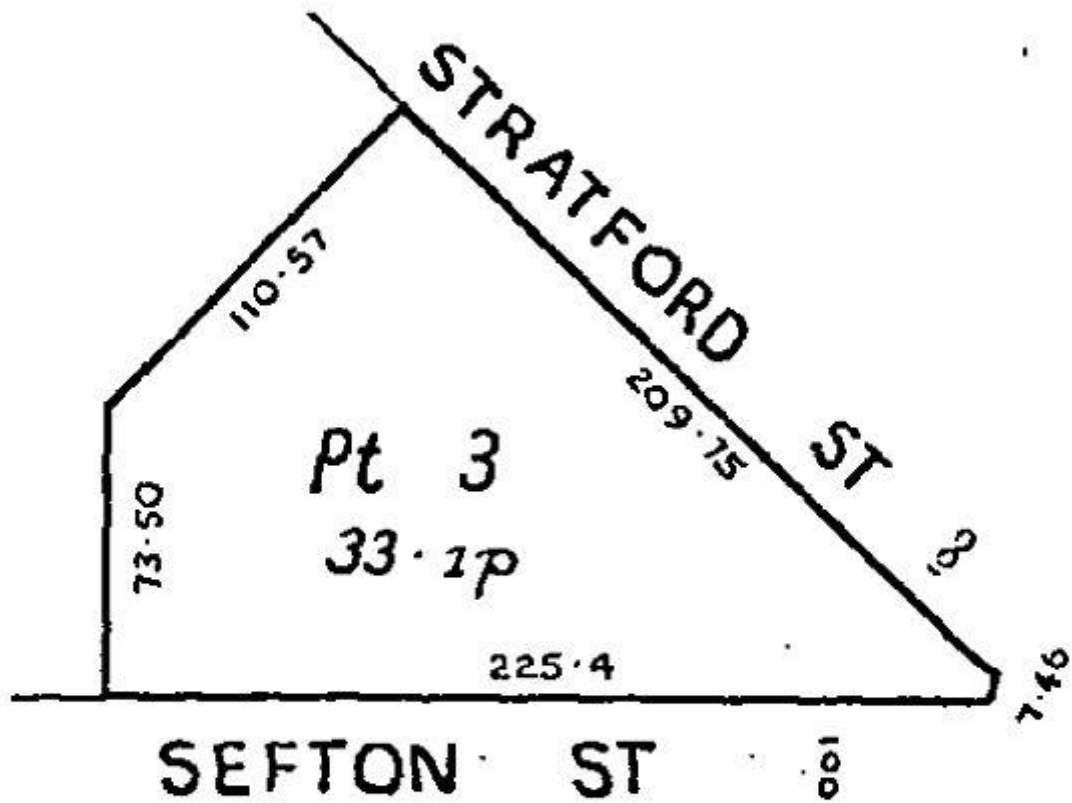
819214 Transfer creating the following easements - 22.12.1970 at 1.30 pm

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 2 Deposited Plan 3530 - CF CB344/219	Yellow Transfer 819214	Part Lot 3 Deposited Plan 3530 - herein	

9376407.5 Mortgage to ANZ Bank New Zealand Limited - 29.4.2013 at 4:09 pm

Transaction id
Client Reference cwwhybrev001

Search Copy Dated 8/08/16 11:52 am, Page 1 of 2
Register Only



Current Certificate of Title



Extent Diagram

Images



Hydro Grand Hotel, Stafford Street, Timaru, 1912, The Press collection, Alexander Turnbull Library, Ref: 1/1-008910-G. <http://natlib.govt.nz/records/22497306>

Appendix 2

Canterbury brick masonry heritage buildings saved post-earthquake

New City Hotel Christchurch - minor earthquake damage and quickly operational after minor repairs. Hotel and accommodation use continued. Not listed.



Junction Hotel Rangiora - façade only retained in new retail, office and hospitality development. CATEGORY 2.



P & D Duncan building Christchurch - Apartment occupation continued after repairs. CATEGORY 2.



Midland Club Hotel Christchurch - Currently under repair and earthquake strengthening for mixed use. CATEGORY 2.



Bonningtons building Christchurch – Strengthened pre-earthquake. Office and retail use. Not listed.



Lawrie and Wilson Auctioneers - Strengthened pre-earthquake. Waiting for new use. CATEGORY 2.



Pomeroy's Pub - Repaired and strengthened post-earthquake. Craft beer, restaurant, café with professional offices above. Not listed.

