

BEFORE THE TIMARU DISTRICT COUNCIL  
INDEPENDENT HEARING COMMISSIONER  
UNDER THE RESOURCE MANAGEMENT ACT 1991  
IN THE MATTER OF  
AN APPLICATION FOR RESOURCE CONSENT  
BY BAY HILL DEVELOPMENTS LTD

STATEMENT OF EVIDENCE OF DAVID MCBRIDE  
ON BEHALF OF THE TIMARU CIVIC TRUST  
DECEMBER 2016

**STATEMENT OF EVIDENCE OF DAVID MCBRIDE  
ON BEHALF OF THE TIMARU CIVIC TRUST**

**INTRODUCTION**

My name is David McBride. I am the current Chairman of the Timaru Civic Trust, and I make this submission on behalf of the Timaru Civic Trust.

While this is not a hearing before the Environment Court, I confirm that I have read the code of conduct for expert witnesses contained in the Environment Court Consolidated Practice Note (2014). I have complied with it when preparing my written statement of evidence and I agree to comply with it when presenting evidence. I confirm that the evidence and the opinions I have expressed in my evidence are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

I am a Registered Architect and conduct an architect's practice based in Timaru. In 1984 I joined the New Zealand Institute of Architects as a full member and in 1994 was elected a Fellow of the Institute in recognition of my contribution to the profession. My practice has designed and supervised the construction of hundreds of buildings throughout New Zealand and further afield.

I am a founding trustee of the Timaru Civic Trust and have been a member of the board from time to time. I have considerable experience in design and construction, and in heritage conservation, adaptive reuse and redevelopment of buildings. I have developed a good understanding of the Timaru CBD and its key elements.

## CONTENTS

---

Page	Subject
<b>MATTERS OF RECORD</b>	
1	Timaru Civic Trust
2	History
4	Hall & Marchant, Architects
6	The architectural qualities of the Hydro Grand Hotel
9	Concept for updated floor plan
10	Condition of the existing building
12	Heritage protection measures in place
13	Timaru Inner City Heritage Audit
15	Timaru District Plan Part B relevant excerpts
20	Timaru District Plan Part D relevant excerpts
23	Heritage New Zealand formal assessment
25	Hierarchy of listed buildings within the Timaru CBD
<b>RESPONSES TO STATEMENTS OF EVIDENCE &amp; REPORTS FROM OTHER PARTIES</b>	
26	Response to Statement of Evidence of Jeremy Salmond 23 Nov 2016
27	Response to Statement of Evidence of Ian Bowman Oct 2016
28	Response to Report of Andrew Henderson 27 Oct 2016
31	Response to the original Urban Design Panel Report 6 May 2016
<b>THE FUTURE</b>	
32	Heritage is about the Future
33	The Future for the Hydro Grand Hotel
34	The boutique hotel movement
35	Photographs of NZ boutique hotels
39	Conclusion



## TIMARU CIVIC TRUST

---

The Timaru Civic Trust was formed in the mid 1980's by a group of citizens concerned about the loss of heritage buildings in the town centre. Within a short space of time four significant buildings had been lost.

When the Timaru District Council then purchased the Dalgety building in the CBD and demolished it for car parking the historic stone Landing Service Building was exposed to view. The Council of the day was determined to demolish the Landing Service Building also, to extend the proposed car park, but the Civic Trust considered that the building should be retained. After a lengthy battle the building was saved, and the Civic Trust was given ownership by the Council. The Civic Trust then set about fundraising to strengthen the building and establish tenancies. The building has been fully tenanted for many years now, including a large function centre, the Speights Ale House, and the Maori Rock Art Centre known as Te Ana.

Heritage New Zealand has imposed Category 1 status as well as a Heritage Order on the Landing Service Building. It is definitely one of Timaru's finest assets at any level, and is a commercial success story for the Timaru Civic Trust.

The Trust has several projects on at any one time including raising community awareness of heritage issues, conducting walking tours through the CBD, book publishing, bringing guest speakers to Timaru, providing a weekly column to the Timaru Herald, and the lobbying of Council on heritage issues.

The Timaru Civic Trust is a registered charity and operates under the rules of Charities Services. No trustees or board members receive any remuneration from the Trust. The board is elected annually.

## HISTORY

For seafaring voyagers, a cluster of minor promontories marked the southern end of the severe coastal edge known as the Canterbury Bight. These landforms provided a hint of relief from the elements; the location being known to Maori as Te Maru - place of shelter.

Early whalers used Te Maru as a base for shore-based whaling operations.

Pakeha settlement commenced informally, gradually gaining momentum during the latter half of the nineteenth century. Early settlers were conspicuously industrious. Extensive pastoral farming and cropping led to storage buildings and processing plants being established at Timaru in the form of woolstores, abattoirs, granaries, flour mills, and more. Brickworks were established at Timaru, Makikihi and Ashburton. Commercial buildings grew in number. A genre of buildings in brick, stone, and plaster was born, leading to the significant collection of heritage buildings that Timaru retains to this day. This collection is readily distinguishable from those New Zealand towns where buildings were constructed mainly of timber - both structurally and in exterior cladding.

A destructive fire in the centre of Timaru in 1868 led to a local bylaw against the use of timber in the town centre, thus confirming the preference for masonry buildings. Trades such as bricklaying, stonemasonry and plastering became as equally important as carpentry and joinery.

The rapid growth in farming in the region led to the export of produce, requiring a proper harbour and port facilities. Wharves extended outwards in to the Pacific Ocean. These modest projections led to a free bonus - fine particles of sand and silt drifting northwards along the coast in the dominant ocean current were carried in a backwash beside the harbour and deposited on the shore. The deposits built up, to create an attractive, safe, swimmable beach - Caroline Bay - right in the heart of the developing town.

Timaru suddenly had new appeal - sun, sand, and surf - a very marketable image. The town fostered this image, and the New Zealand public responded with enthusiasm. Visitor accommodation became a priority, leading to the vibrant hotel-building era in Timaru, 1900-1915.

From the very outset Timaru was blessed with talented architects, who were in a position to show their skills in a new direction as the hotels grew in number and in size. A bold and unique collection of hotel buildings was created, with a grand sense of style and flavour. Many survive today - the Carlton, the City, the Dominion\*, the Empire, the Excelsior, the Grosvenor\* the Hibernian, the Old Bank\*, the Queen's, the Royal\*, Werry's\*, and the ultimate flagship on the most commanding site of all, the Hydro Grand\*. Hotels no longer standing include the Club, the Commercial, and the Terminus.

These hotels are generally two or three storeys in height with quite textured facades, some more expressive than others. They provide consistent flavour and mass to the town centre.

*\* All Cat 2 Heritage New Zealand classified.*

## HALL & MARCHANT, ARCHITECTS

The band of early Timaru architects included Francis Wilson, William Upton, Daniel West and the highly talented Flemish architect Maurice Duval who had arrived from Europe in 1875. This group set a high standard in rigorous planning and the structural understanding of buildings. They established a robust local tradition for the architects who followed: Herbert Hall, Frederick Marchant, the exceptionally prolific James Turnbull, Thomas Coulthard Mullions, Walter Panton, Percy Watts Rule, and others.

Prominent architects from other centres also carried out projects in Timaru. One can include here James Hislop and the well-known R A Lawson from Dunedin, along with W B Armson, Frederick Strouts and Benjamin Mountfort from Christchurch.

When Mr W K McDonald decided in 1911 to build a new hotel on a special site overlooking Caroline Bay, he selected Herbert Hall - in partnership with Frederick Marchant - to be his architect.

Herbert Hall has his name attached to three landmark New Zealand hotels - The (second) Hermitage at Mt Cook, the Hydro Grand Hotel in Timaru (1912), and the neo-Georgian style Chateau Tongariro at Mt Ruapehu (1929). Each of these buildings has responded to its location in an inspired way and each has created something special within the whole New Zealand tourism experience.

Sources indicate that Frederick Marchant lost his life in World War I, leaving Herbert Hall to continue the practice as sole principal from that time onward. The Chateau Tongariro falls in to this later period.

Herbert Hall also designed the Caroline Bay Hall, and the Caroline Bay Tea Rooms. Despite some loss of character over the years both of these buildings are still used intensively. The Caroline Bay Hall is well known for its (literally) sprung dance floor.

In addition to a host of commercial buildings and beautiful houses, Hall & Marchant are best known in Timaru for two buildings of great significance - the Hydro Grand Hotel built in 1912 and the core building at Timaru Boys' High School of the same era.

During the 1970's the Ministry of Education began to assess school buildings for seismic resistance, and the impressive core building at Timaru Boys' High came under scrutiny. The building was a superb piece of work - the main school hall located in a central double height space with generous rooflighting, completely enclosed by classrooms and admin spaces on the two surrounding levels. At the upper level an open gallery was provided around three sides looking down in to the hall below.

The Ministry forced the issue and regrettably the building was demolished. The Ministry then focused upon Southland Boys' High School, along with Waitaki Boys' High School at Oamaru. Having seen the carnage at Timaru Boys' both schools dug in and defended their buildings against attack. They both won the day, and their buildings were successfully strengthened.

There is a message here - there are always alternatives to demolition.

In 1935 Herbert Hall was awarded the Gold Medal of the New Zealand Institute of Architects, ostensibly for his quaint rustic stone church located near Cave in South Canterbury but surely, in reality, awarded for his outstanding contribution to New Zealand architecture.



## THE ARCHITECTURAL QUALITIES OF THE HYDRO GRAND HOTEL

### (A) INTERIOR LAYOUT

Given the Timaru tradition of rigorous planning it is not surprising that Hall & Marchant developed a simple, clever layout for the Hydro Grand. The triangular site has been used to advantage in the floor plan of the building.

The ground floor has few limiting structural members and has clearly provided a "long life - loose fit" facility that has been the subject of change over the years. Elements on the ground floor have included at various times Retail shops, a Public Bar, a Lounge Bar, a Private Bar, a Lounge, a large Dining Room, a large hotel Kitchen and Stores, an Office, a Reception area, plus Toilet facilities, Service areas etc.

From inspections by Civic Trust members and engineers more qualified, the building appears to have handled the Canterbury earthquakes of 2010/11 quite satisfactorily. Presumably the triangular footprint, the sensible height to width ratio, and the diaphragm action of the existing timber floors, have all worked to keep the building stable. Good workmanship is also a key factor in earthquake resistance.

The Ground Floor is available for refitting with a restaurant/café/bar/function room/reception area/office/ toilets/kitchen(s)/service rooms etc without any hindrances. Possibly some retail activities also.

Hall & Marchant correctly placed the circulation elements (being the elevator and the main stair) centrally, connecting at both of the upper floor levels to a triangular shaped passageway that provides ready access to all rooms on each upper floor.

The architects also allowed for an "Area" (sometimes called a lightwell) in the centre of the building. Just where the building might be expected to be dim, it is brightened by natural daylight and natural ventilation.

A drawing produced within the practice of David McBride Architect in 2011 for no client in particular shows how 18 rooms with en suite bathrooms could be established on each of the upper levels. (Refer to page 9.)

## (B) EXTERIOR TREATMENT

The exterior is of course beautifully modelled both in the overall proportions of the building and in the use of light and shade to provide texture to the main façade.

There are some bonuses here, which do indeed stem from Hall & Marchant's original vision:

Originally the hotel dining room was located upstairs immediately inland of the first floor loggia (the long open porch facing the ocean). Early drawings show a large open fireplace at each end of this room. The room would have been approximately 14 metres long. The inspired touch here is that, as one knows, hotels can be lonely places, and accordingly the architects are suggesting that either before or after dinner one might venture out to the loggia to enjoy a drink and admire the view and - there - is someone to talk to.... This is all quite clever. One is separated from the casual bar patrons on the ground floor below, but equally not confined to one's hotel room, and the view is sensational.

In redeveloping the Hydro Grand, access for all guests could be provided to the loggias on both upper levels, to enable some of those chance encounters to happen. Equally sliding screens could be installed, to be used when room occupants were looking for privacy.

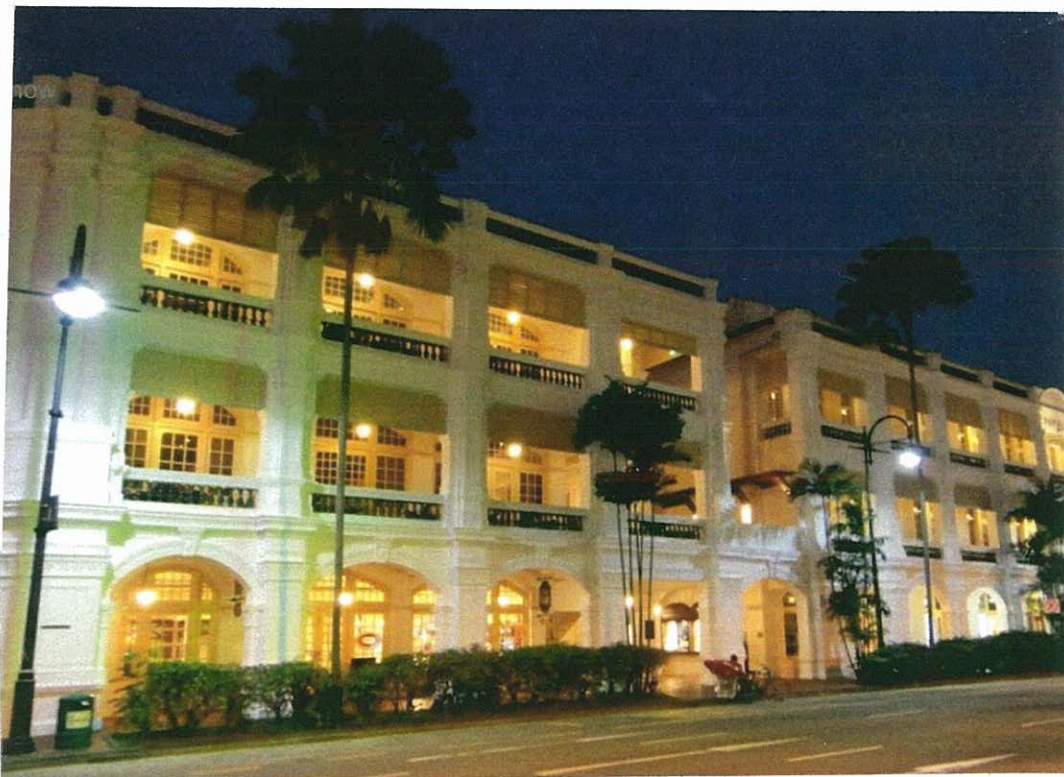
With the seaside ambience and the loggias on both accommodation floors, one can understand the building being described by some architectural historians as *Edwardian Mediterranean* in style. Jeremy Salmond uses the term *Edwardian Baroque* - but also makes mention of the *English Queen Anne style*.

There is also an underlying *Arts & Crafts* influence in Herbert Hall's work, which was evident in the splendid large houses that he designed in Timaru later in his career.

The reality is that the Hydro Grand is unique in the clustering of various elements including of course the well known cupola (dome) that gives distinction to the important road intersection of The Bay Hill, the Port Loop Road, Stafford Street, and Sefton Street. The Hydro Grand celebrates its unique and commanding position. This led immediately on its completion to a close visual association between the hotel and Timaru's most publicized asset, Caroline Bay with its signature Canary Island palm trees. It became impossible to visualize Caroline Bay and its palm trees without the Hydro Grand, and vice versa.

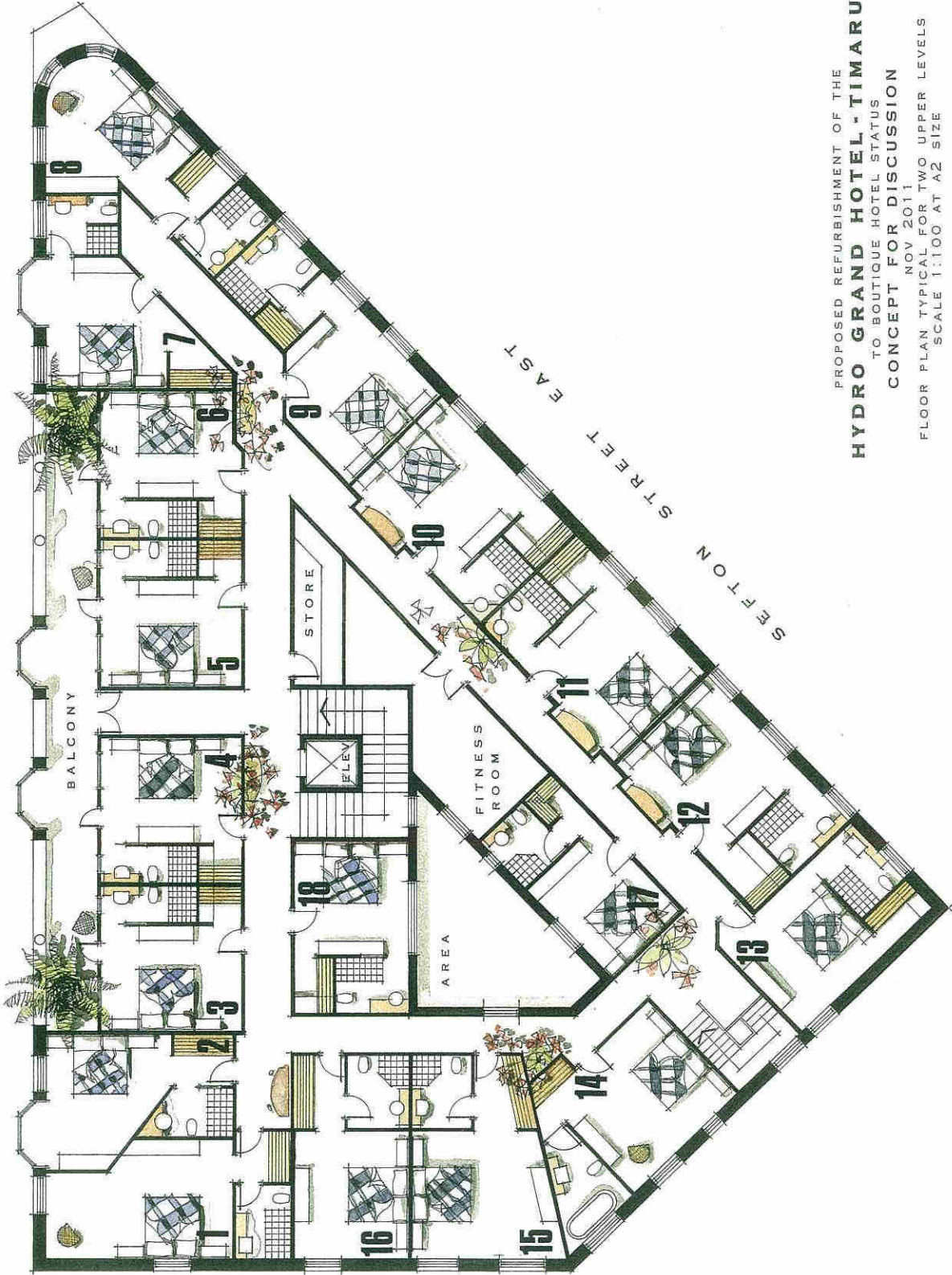
With regard to the Hydro Grand one might also suggest an oriental/Somerset Maugham influence, with the loggias making a nod towards the deep facades of hotels such as Raffles at Singapore of 1887 (pictured here).

Frequently referred to as an iconic building, it is the most photographed and most painted building in Timaru, regularly featuring in art exhibitions. Until the recent period of neglect by its owners the Hydro Grand has been the town's most loved piece of furniture, well known throughout New Zealand, and a treasure of the Timaru community.





BAY HILL



PROPOSED REFURBISHMENT OF THE  
**HYDRO GRAND HOTEL - TIMARU**  
 TO BOUTIQUE HOTEL STATUS  
**CONCEPT FOR DISCUSSION**  
 NOV 2011  
 FLOOR PLAN TYPICAL FOR TWO UPPER LEVELS  
 SCALE 1:100 AT A2 SIZE

## CONDITION OF THE EXISTING BUILDING

Constructed within the 1912 calendar year the Hydro Grand Hotel has comfortably eased in to the 21<sup>st</sup> century. An extraordinary windstorm occurred in Timaru in August 1975, creating damage to many buildings. The Hydro Grand suffered some roof damage and a decision was made to remove the decorative gable roof shapes to the two long facades. This matter is touched upon in most of the recent appraisals of the building, and is the only significant change to the building's exterior in the past 50 years.

A detailed engineer's report was commissioned of Powell Fenwick by the previous owners of the building in 2008:

Report by Powell Fenwick Consultants Ltd  
Presented by M T Freeman 20 April 2009

*(The report noted above is included within the Application of Bayhill Developments Ltd.)*

In considering the state of the building at that time the following extracts are recorded here (emphasis added):

"An inspection of the building was undertaken by Malcolm Freeman of Powell Fenwick Consultants Ltd on the 26<sup>th</sup> November 2008. At this time a visual inspection was conducted of all of the accessible spaces. Parts of the structure were exposed in several locations prior to our visit to enable an accurate assessment of the building construction. The access to the building **included all three levels of the building, the roof space and the exterior walls.** Many photographs were taken. There has been no testing of materials to confirm material strengths to date."

"Our inspection of the building showed that, with a few exceptions, the structure of the building is generally in reasonable condition."

"In the areas where the **foundations could be viewed, the concrete was in good condition** and showed no signs of visible degradation. Around the outside of the building there is some minor visible cracking to the walls. These appear to be localised cracks in the plaster rather than having been caused by any significant settlement or movement in the foundations of the building."

**"All of the masonry that was able to be viewed was in reasonable condition.** The exception of this, is in the area of the central courtyard areas, where the mortar has degraded forming grooves into the mortar joints. It is likely that this has been caused by the dampness in this area due to it being an enclosed space."

**"The bulk of the timber floor structures are in good condition with no apparent rotting either visible or felt** during our inspection of the building. There were however some areas that were noted on our inspection. These are:

The first landing of the main staircase. This landing forms the roof to a toilet below. The timbers in this location have failed due to rot leading to the staircase being boarded off. These timbers have a significant amount of fungus growth on them when viewed from the outside. This is indicative of water damage to this area.

There are areas where mould growth on the skirting boards of the external walls has occurred. It is not apparent if this is significant enough to have caused damage to the timber floor structure.

The floor in the raised bar area in the western bar is soft. This appears to be a built up area above what would be the original floor structure. Because of this we are unable to comment on the floor structure below."

**"The structure of the roof is in a good condition. There were no signs of damage or degradation to any of the visible timbers.** There were however a few timber struts that are bowed and have warped over time. The roofing itself has some areas where there are signs of rust in the iron sheet material. There were no areas noted where this had caused holes in the roof."

(Other minor defects are noted in this Powell Fenwick report from 2009.)

A more recent report by Powell Fenwick (p.3 - lower - of PF submission) suggests that there has been some deterioration of timber at ground floor level.

## **HERITAGE PROTECTION**

---

The Hydro Grand Hotel is protected from insensitive alteration or demolition by several restraining measures:

**TIMARU INNER CITY HERITAGE AUDIT**

**TIMARU DISTRICT PLAN**

**HERITAGE NEW ZEALAND**

## TIMARU INNER CITY HERITAGE AUDIT

In 1994 the Timaru District Council embarked upon a substantial project in conducting an audit of heritage fabric within the inner city. Competitive bids were invited from suitably qualified persons to carry out this task, and the project was awarded to a partnership of:

Dinah Holman	MA, Dip TP, QSO ( <i>for public services to heritage</i> ) Heritage planning consultant Chair of NZ Historic Places Trust 1986-90 Executive director of the Auckland Heritage Trust 1985-89
&	
Barrie Bracefield	Registered architect, Timaru Board member, Timaru Civic Trust Lifelong enthusiast for Timaru architectural heritage

The Timaru Inner City Heritage Audit was published in May 1995.

The document reports on individual buildings, sites, streetscapes and precincts. Individual buildings or sites were ranked A (superior quality) or B (of lesser significance). Grading criteria are explained in the document together with a host of relevant information.

The Hydro Grand Hotel is ranked A.

Streetscapes and precincts are graded as Level 1 (superior quality) or Level 2 (of lesser significance).

The corner precinct including the Hydro Grand Hotel is ranked Level 1.

The area is named the Hydro precinct in view of the unique qualities of the Hydro Grand Hotel. This aspect is discussed in the report of the Urban Design Panel in relation to the Application by Bayhill Developments Ltd ie. the special shaping of this corner by the Hydro Grand building.

The Timaru Inner City Heritage Audit highlights a wealth of heritage buildings - 86 buildings classified A and 64 buildings classified B; 150 buildings in total.



With regard to the quality of the Hydro Grand Hotel the Heritage Audit states:

"STATEMENT OF SIGNIFICANCE

The Hydro Grand building:

1. reflects an important aspect of local history, the development of the hotel trade
2. is a physical record which can teach us about the past history of Timaru
3. is an important element in the Timaru community's consciousness and makes a significant contribution to the uniqueness and identity of Timaru
4. is a striking physical landmark
5. has aesthetic appeal
6. has considerable architectural merit and interest
7. was designed by the architects Hall & Marchant
8. is well crafted and demonstrates technical accomplishment and an important application of building materials, methods and craft skills
9. retains the integrity of its original fabric
10. makes an important visual contribution to the streetscape
11. has aesthetic, architectural, cultural, historical, educational, social, technological, townscape and traditional value for present and future generations"

**Relevance of the Inner City Heritage Audit to the Timaru District Plan:**

**Part B - Resource Management Issues**

**Section 10 - HERITAGE VALUES**

Subheading: Policies

Clause (6) "To use the following criteria in scheduling any Heritage items in this Plan:

- (d) whether the building, object or site has value in terms of landscape, streetscape or precinct values. In the Timaru Inner City area account will be taken of the Timaru Inner City Heritage Audit (1995);"

## TIMARU DISTRICT PLAN

*From the Timaru District Plan:  
(excerpts only from Part B, Section 10)*

### PART B

#### 10 HERITAGE VALUES

##### ISSUE

There is growing public concern within the District at the loss of heritage sites and places, and of the need for the recognition and protection of heritage and cultural values associated with buildings, precincts, structures, objects, sites and waahi tapu.

##### *Explanation*

*There is a need for the recognition and preservation of those sites and structures of historical significance to the community. Some of the specific issues include: sites of archaeological and cultural importance, eg Maori rock art; the whale bones at the corner of Claremont and Taiko Roads; notable trees; early homesteads; public buildings; churches and the Victorian/Edwardian character of Stafford Street in Timaru.*

##### OBJECTIVE

- (1) Identify and protect items of heritage importance which contribute to the character of the District.

##### *Principal Reason*

*The Historic Places Act 1993 provides guidance to the Council but has limited protection methods. The Resource Management Act requires the Council to "... have particular regard to ... (the) ... Recognition and protection of the heritage values of sites, buildings, places or areas:" (s7). Council is also required to recognise and provide for "The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga" (s6(e)).*

##### POLICIES

- (1) To promote public awareness of heritage and the sympathetic renovation and reuse of historic places and adjacent sites.

*Explanation and Principal Reason*

*Increased public awareness through education and information is the primary means by which the Council believes the enhancement and protection of historic places may be achieved.*

- (2) To protect those buildings in the District with higher heritage values through the District Plan.

*Explanation and Principal Reason*

*Protection through the District Plan will give priority to those buildings with the highest heritage value. District Plan Rules will generally be used in preference to heritage orders.*

- (3) To ensure careful assessment of the character of heritage buildings of lesser significance and the effect of development proposals on those buildings.
- (6) To use the following criteria in scheduling any Heritage items in this Plan:
- (a) whether a building, object or site is one of the few remaining from a particular period in history;
  - (b) the degree to which a building retains a high proportion of its original fabric and is generally unmodified, allowing for the alterations or additions that may be expected given its historical use or uses;
  - (c) whether a building, object or site has strong associations with significant events or notable people, or has strong public or cultural associations for any reason;
  - (d) whether the building, object or site has value in terms of landscape, streetscape or precinct values. In the Timaru Inner City area account will be taken of the Timaru Inner City Heritage Audit (1995);
  - (e) whether the building, object or site reflects past skills, technology, style or workmanship which makes it of educational, scientific or architectural value.

#### *Explanation and Principal Reason*

*These criteria should be used in considering whether buildings, objects or sites are appropriate for scheduling in the District Plan to give guidance as to relevant matters. These criteria reflect what Council considers are the relevant criteria for buildings, objects, or sites to be scheduled.*

- (7) To assess applications which would affect scheduled items against the following criteria in addition to the other objectives and policies of the Plan:
- (a) the impact the proposal has on the integrity/value of the heritage item;
  - (b) the importance attributed to the heritage item by the wider community;
  - (c) the effect on the landscape, townscape or precinct value of the proposal;
  - (d) the extent to which the proposal is consistent with any conservation plan or other strategy for the maintenance or enhancement of the heritage value of the building, object, site or area;
  - (e) any recommendations made by the NZ Historic Places Trust;
  - (f) any recommendations made by the Takata Whenua;
  - (g) alternative or viable uses for the building, object or site;
  - (h) public health or safety

#### *Explanation and Principal Reasons*

*These criteria give guidance to Council as to matters to take into account in making decisions on resource consent applications affecting scheduled items. Council has obligations under Part II of the Act to address heritage. The opportunity to make viable use of heritage buildings is an important consideration as is any risk to users of the building or to the public.*

#### **METHODS**

- (2) Within the District Plan, maintaining a Schedule of sites, objects, buildings, areas and items of heritage importance to which special conditions apply (see Volume II and General Rule 6.12).

*Principal Reason*

*Enables the heritage values of historic places to be identified and considered at the time any development proposal (other than basic maintenance) requiring a resource consent is received by Council. Any changes to these Schedules require a Plan Change.*

- (3) Assesses "Streetscapes" in Timaru, and Temuka.

*Principle Reason*

*To establish baseline information, for example for revitalisation programmes.*

- (4) Enhancing the existing character of selected commercial areas through revitalisation programmes (Method provided through Long Term Council Community Plan).

*Principal Reason*

*Increases the opportunity for public enjoyment of their town centre.*

- (9) Providing guidelines to encourage sympathetic redevelopment of historic places, eg structural and colour information.

*Principal Reason*

*To use education and information to promote the sympathetic maintenance and enhancement of historic places.*

- (10) Consulting with NZ Historic Places Trust over proposals affecting historic places and historic areas, and with Takata Whenua over proposals affecting wahi tapu and wahi tapu areas.

*Principal Reasons*

*NZ Historic Places Trust and the Takata Whenua have the knowledge or expertise necessary to advise the Council in this situation. This will apply to land use and subdivision consents.*

#### **ANTICIPATED ENVIROMENTAL OUTCOMES**

- (1) Improved care for historic buildings and places in the District.
- (2) Only minor loss of more significant historic buildings and sites in the District.
- (3) More consistent treatment of the District's heritage areas.
- (4) Greater public awareness of heritage values and how to enhance them. "

## TIMARU DISTRICT PLAN

*Excerpts from the Timaru District Plan:*

### PART D

## 3 COMMERCIAL ZONES

### 3.3 ISSUE 3

Heritage values in Timaru and Temuka commercial areas may be threatened by future commercial development.

#### *Explanation*

*Changes to heritage facades, important townscape features, or demolition of heritage buildings in commercial areas may have a considerable impact on the visual quality and coherence of commercial areas and the cultural or heritage values of these areas.*

#### 3.3.1 OBJECTIVE

3.3.1.1 Recognition and protection of heritage values in commercial areas of the District.

#### *Principal Reason*

*Address community concerns for the recognition and preservation of heritage values in commercial areas.*

#### 3.3.2 POLICIES

3.3.2.1 To promote the protection and enhancement of heritage resources including historic places and other features of historic or cultural value in Timaru's inner city and Temuka's main street.

#### *Explanation and Principal Reason*

*There is a need to retain the important cultural and entertainment facilities in the centre of Timaru to ensure the vitality of the area is maintained and enhanced. Recognises the importance the community places on historic places and other features of cultural or heritage value in Commercial Zones.*

- 3.3.2.2 To protect the most important heritage resources in commercial areas from development which threatens the visual, cultural or heritage values of these areas.

*Explanation and Principal Reason*

*Provides protection for the most important heritage resources in these areas.*

- 3.3.2.3 To protect the heritage character and visual quality of Commercial Zones in the District by ensuring new buildings in identified areas of Timaru and Temuka are of an appropriate scale to retain the continuity of areas with townscape values and that buildings in such areas are not demolished until a consent for a replacement building has been approved.

*Explanation and Principal Reason*

Ensures that where buildings are replaced in Commercial Zones that the character and scale of redevelopment is sympathetic to adjacent buildings and the heritage character of the area. The areas to which this applies are identified in the Rules for Commercial Zones.

### **3.3.3 METHODS**

- 3.3.3.1 Require any alteration to, or removal of, important heritage and townscape resources from commercial areas to require a resource consent (see Rules for Commercial Zones and General Rule 6.12).

*Aims to protect important heritage resources and ensure that the visual quality or cultural values of these areas are protected or enhanced while providing for the development and viable use of historic places.*

- 3.3.3.2 Implement proposed revitalisation of commercial centres through Long Term Council Community Plan programmes in Timaru, Temuka and Geraldine and design guidelines in Timaru and Temuka.

*Principal Reason*

*Provides a commitment by Council to funding for enhancement of public areas and town centres which are the focus for their communities and encourages property owners to initiate enhancement measures.*



- 3.3.3.3 Use rules in the District Plan to provide for the retention of heritage resources and heritage character (see General Rule 6.12 and Volume II).

*Principal Reason*

*A Heritage Audit has been prepared for Timaru and a Plan Change will be considered by the Council for the Inner City area when it has the recommendations of the Community Advisory Group on those issues for Timaru. Considerations shall also be given to instituting similar provisions in Temuka.*

*Aims to protect those most important areas of heritage commercial buildings while providing for the viable use of historic places in Commercial Zones. Acknowledges the value the community places on heritage resources and provides an opportunity for community involvement in the assessment process."*

## HERITAGE NEW ZEALAND

---

*(Descriptive comments from Heritage New Zealand's list of protected buildings.)*

*Copyright: Heritage New Zealand*

### **HYDRO GRAND HOTEL**

*List Entry Type: Historic Place Category 2, Number 2052*

"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. In 1853 the Rhodes Brothers had RS 703, and adjoining RS 7555, surveyed as "Rhodes Town" and subdivided sections were sold for commercial and residential occupation. 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. 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. The property was sold in July 1911 to William Kenneth Macdonald.

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. In March 1912 a contract was let for the construction of a "three-storeyed accommodation house for tourists" at this site. Designed by Timaru architects Hall and Marchant, it was one of the largest building "to be erected for a long time". The Hydro Grand Hotel was completed in December 1912, in time for the summer holiday season. At its opening the hotel was promoted as the "largest and most up-to-date Private Hotel in New Zealand".

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. 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. Electric elevators for passengers and freight are among the 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.

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

## HIERARCHY OF LISTED BUILDINGS WITHIN THE TIMARU

---

Given the emphasis within the Timaru District Plan on the retention of heritage buildings it is useful to look at the hierarchy of heritage buildings within the Timaru CBD resulting from the 3 separate assessment pathways mentioned above, viz the Timaru Inner City Heritage Audit, the scheduling of heritage buildings within the Timaru District Plan, and the classification of buildings by Heritage New Zealand.

Highest ranked group:

**3** no.

Buildings listed A within the Timaru Inner City Heritage Audit, listed A within the Timaru District Plan, and listed Category 1 by Heritage New Zealand  
*Landing Service Building, Gladstone Board of Works, Timaru Milling Co.*

Second ranked group:

**1** no.

Buildings listed A within the Timaru Inner City Heritage Audit, listed B within the Timaru District Plan, and listed Category 1 by Heritage New Zealand.  
*St Mary's Church*

Third ranked group

**25** no.

Buildings listed A within the Timaru Inner City Heritage Audit, listed B within the Timaru District Plan, and listed Category 2 by Heritage New Zealand. This group includes the Hydro Grand Hotel.

Fourth ranked group

**57** no.

Buildings listed A within the Timaru Inner City Heritage Audit, not listed within the Timaru District Plan, and not listed by Heritage New Zealand.

Fifth ranked group

**64** no.

Buildings listed B within the Timaru Inner City Heritage Audit; no other listings.

## STATEMENTS OF EVIDENCE FROM OTHER PARTIES

---

STATEMENT OF EVIDENCE OF JEREMY SALMOND  
23 Nov 2016

The Timaru Civic Trust draws attention to the following excerpts (emphasis added):

p.3 clause 14

**"The Hydro Grand Hotel is a significant heritage building in the Timaru CBD landscape."**

p.3 clause 16

"I acknowledge that if the building is demolished, all associated heritage values will be lost."

p.4 clause 18

**"I described it as 'a notable architectural feature of the Timaru business district' and observed that 'although its original roof gables have been removed, it remains a distinctive building' "**

Note: In his earlier report, included in the Application as Appendix 6 "Heritage Impact Assessment" Mr Salmond has stated on p.4 (central) that "I have previously proposed that consideration should be given to incorporating the existing building into a redevelopment. The perceived value of this lies in the significance of the Hydro Grand as a landmark building in central Timaru, and the fact that the building is scheduled in the District Plan and registered under the Heritage New Zealand Pouhere Taonga Act."

p.5 clause 28

"In the conclusion to my report, I noted that any reuse of the building in this way would effectively result in 'facadism' (where only the external walls and roof of the building are retained), which could not be seen as an appropriate conservation option for the building. I would add here that this may nonetheless be seen by some as an acceptable outcome if it meant that the authentic original form of the building could be retained."

p.6 clause 32

*" (a) the impact the proposal has on the integrity/value of the heritage item;*

It is clear that the proposal will result in the loss of the building and all associated heritage value."

p.9 clause 44

**"The building has important heritage and landscape qualities which in my opinion would justify its protection from demolition."**

PEER REVIEW

HERITAGE IMPACT ASSESSMENT, DEMOLITION OF THE HYDRO GRAND HOTEL  
TIMARU OCTOBER 2016

*by Ian Bowman, architect and conservator*

Mr Bowman states that Mr Salmond's initial report was not adequate as a Heritage Impact Assessment. In his second report Mr Salmond defends his earlier report by explaining that the document was not a Heritage Impact Assessment - however that is how it was presented in the original Application, viz: "Appendix 6 Heritage Impact Assessment". Mr Salmond declares that Mr Bowman's criticism is misjudged.

Mr Bowman's peer review provides helpful advice on the assessment of historic buildings where demolition is contemplated. He refers to a document produced by Heritage New Zealand *Information Sheet 15 "Demolition of Heritage Buildings"*. The document states (emphasis added):

**"Demolition of historic buildings should not be allowed unless in very rare circumstances, in relation to the following matters:**

- With regard to a large or complex site, the proposed demolition will not compromise the integrity and the significance of the place, streetscape, area or landscape.
- Demolition may be acceptable when a building or structure is considered to be 'beyond repair'. It may be structurally unsafe, may have been damaged by natural event, or may have been irreversibly damaged by fire. This matter often requires evidence from a professional engineering assessment.
- Demolition should be informed by the concept of greater or total conservation benefit with respect to a large complex group of structures and buildings. It may be that demolition of minor parts of a building may be justified to achieve the conservation of the most significant places on the entire site. All other avenues should be explored before this option is considered (eg. funding sources) and all decisions must be informed by a conservation plan.
- **All alternatives to demolition should be explored including new and compatible uses, repair and maintenance works, maintenance plans, and appropriate alterations and changes."**

## REPORT BY ANDREW HENDERSON

*Consultant Planner*

The Timaru Civic Trust comments as follows on Mr Henderson's report to the Commissioner:

<u>Page</u>	<u>Comment</u>
6	<p>Section 5.0 ACTIVITY STATUS</p> <p>The report discusses some of the aspects of the Commercial 1A zone but fails to acknowledge the significant emphasis on heritage values that constitutes such a strong element in establishing the character of this zone, through District Plan provisions.</p> <p>An extract from the Timaru District Plan is included here (pages 20-22 inclusive) being subsection 3.3 ISSUE 3 et seq. providing for the protection and enhancement of heritage buildings in Commercial zones.</p>
7	<p>Chart. 1.A.5 Performance Standards. The maximum height for the 6 storey office building is listed as 21.6 m but is drawn at 22.8 metres. The maximum height for the 7 storey apartment building is listed as 23 metres but is in fact 23.3 metres plus the lower natural ground level in this area ie. somewhere above 24 metres. No datum is given for levels.</p>
12	<p>Section 8.1 ADEQUACY OF INFORMATION</p> <p>Unfortunately the architectural drawings provided as part of the application are not adequate to understand the application with the appropriate degree of accuracy. The floor plans are not dimensioned and nor are the overall heights clearly and accurately stated.</p>
16	<p>3<sup>rd</sup> bullet point: All reuse options have not been explored. In fact a few reuse options have been explored.</p> <p>4<sup>th</sup> bullet point: The structural engineering design work carried out by Hadley &amp; Robinson shows how relatively simple and and affordable it is to bring the building up to 100% of new building standard. There is mention here that "the only fabric that could be retained is the external walls, and possibly some internal floors". This is incorrect. "The only fabric that could be retained" includes:</p> <ul style="list-style-type: none"><li>- the footings and foundations (all in good order)</li><li>- the exterior walls (all in good order)</li><li>- most of the exterior joinery (where in good order)</li><li>- existing ground floor structural members (all in good order)</li><li>- the existing floor joists (all in good order)</li><li>- the existing flooring on all floors (generally in good order)</li></ul>

- the roof cladding (generally in good order)
- the roof structure (with minor improvements)
- the sprinkler system throughout the building (with adjustments)
- the ceilings at all levels (with repair work)

5<sup>th</sup> bullet point: The figures listed here for repairing and strengthening the existing building are proving to be unreliable since the cost of strengthening the building to 100% of NBS is \$980,000 excl GST and inclusive of a generous contingency sum. Refer reports provided by Hadley & Robinson Structural Engineers and Harrison's Quantity Surveyors.

The statement is made that "no public funds" are available to contribute towards the cost of retaining the Hydro Grand. The Timaru Civic Trust is not aware of any public fundraising initiative to restore the Hydro Grand Hotel. This aspect has never been tested.

- 16 3<sup>rd</sup> paragraph. It is stated: "The structural strengthening required to bring the building to a standard capable of accommodating a 'modern use' would involve intrusive works to the building's fabric, which combined with the need to re-plan internal partitions to enable functional use would mean that any remaining original fabric would be reduced to little more than the façade." This is not true since as mentioned elsewhere in this submission the building has been designed with a flexible room layout around a fundamental circulation pattern that makes the original intention of the architects permanently legible.

As noted in Jeremy Salmond's updated report (23 Nov 2016) clause 28, he resiles on his earlier comment regarding possible facadism, and says that an approach whereby the interior of the building was reworked within the present exterior "may be seen by some as an acceptable outcome". Of course Mr Salmond would not be aware of just how much existing interior fabric can be retained, in such a project.

(Final paragraphs.) The comments here by Mr Heenan regarding structural design have been superseded by the fully detailed structural analysis and design by Mr Lou Robinson of Hadley & Robinson.

- 17 Item 1) Some alterations to the building have occurred over the past 104 years of its life but the overall integrity of the building in its exterior form and interior layout, clearly remains. Despite the fact that the current owner has allowed the building to fall in to disrepair it is still photographed daily by tourists and still features regularly in local art exhibitions. The constant photography, sketching and painting of this building confirms its special nature in a special location and the entire scene is perfectly legible. It is inappropriate to suggest otherwise.



Item 2) Self explanatory. This amounts to demolition of a listed building by wilful neglect.

Item 3) Through the input of Hadley & Robinson the Timaru Civic Trust has presented a skilful and sensitive approach to strengthening which is totally affordable. It is not correct to state that all building services would need to be removed. It is incorrect to state that refurbishment of the building would amount to facadism.

Item 4) The applicant has not provided a comprehensive set of retention scenarios, rather a set of figures relating to a few options that are all questionable now that the true, and affordable, cost of strengthening has been ascertained.

## RESPONSE TO THE ORIGINAL REPORT FROM THE CHRISTCHURCH-BASED URBAN DESIGN PANEL

6 MAY 2016

The report states that "the Panel notes it has been specifically asked by the Council not to consider the merit (or not) of demolishing the site's listed heritage building. Its scope is limited to the assessment of the proposed new development."

In spite of the clear instruction the Panel has made several comments about the Hydro Grand Hotel.

Under the heading "The Site" the Panel states *inter alia*:

"At (Stafford Street's) intersection with Sefton Street East, the commercial development generally ceases and an extensive view opens up impressively to Caroline Bay and the Reserve below to the north. The existing building on the site features as the crescendo to this shopping street and a fulcrum point directing people to Caroline Bay Reserve. There is a strong element of change and surprise at that moment for those travelling along Stafford Street. The dome on the corner of the building further heightens the dramatic effect at this point."

Under the heading "Site Potential" the Panel states, in full (*emphasis added*):

"The site itself is generally gentle in topographic terms and this does not present any constraints additional to those just outlined above. It is seen, however, to lie at a special point in the city and could be considered by some to warrant the development of an "iconic" building. As this word is in danger of over use, the Panel is happy to say that the site deserves a building that makes best use of this prominent piece of land. **The existing building has achieved this, in the Panel's view, by its general bulk, the placement of a dome, strong architectural qualities of the building being a good balance of solid and void (windows and walls) on the face and a simple but strong roof over the whole thing. It also faces, in an uncomplicated manner, straight out over the Caroline Bay Reserve where it is seen from some distance as well as close up as a tall and becoming city feature. In this way the building almost certainly helps to articulate the form of the north end of the City.** The Panel therefore is looking for a new building that exploits this in its form and bulk, but also possibly by striking use of materials, details and finishes."

*Comment by the Timaru Civic Trust:*

The Urban Design Panel is clearly admiring of the Hydro Grand Hotel, stating that it qualifies to be called an iconic building.

## HERITAGE IS ABOUT THE FUTURE

Some examples:

1.

A highly decorated Maori meeting house, a *wharenuī* located near East Cape north of Gisborne, is given heritage protection.

Is this for the past? Yes, respect for the past.

Is it for the present? Yes, to be enjoyed and admired by those alive today.

Is it for the future? Yes, that is the whole point, it is protected for future generations to admire, to learn from, to enjoy, to respect and to become better people through that experience.

2.

Major European cities have varying approaches to heritage protection. Italy is a nation famous as a style leader in architecture and design, from ancient civilisations to the present day. However the authorities controlling the city of Rome within the Seven Hills have allowed very few building consents in the past 500 years. They regard Rome as a world resource for the peoples of all nations to enjoy for eternity.

3.

The city of London does allow new buildings. In recent times the city has received aggressively modern buildings such as Lloyds' building - the Percolator - followed by the Gherkin, and the Shard. The trick is - one doesn't knock down Big Ben to build the Shard. Choose sites carefully and do look after existing fabric.

4.

Paris, a different approach but similar to London in principal - look after the existing fabric and put the new buildings over there, at La Defense.

New Zealand is a very young country with no "old" buildings compared with Europe or Asia. It is important to look after our older fabric or no sense of history will be there for future generations.

## THE FUTURE FOR THE HYDRO GRAND HOTEL

During the period 2009-2013 the Timaru Civic Trust spent time investigating the future for the Hydro Grand Hotel as a boutique hotel. The following persons were approached for comment, all of whom were supportive of the idea. In particular many discussions took place with Heritage Hotel Management Ltd, based in Auckland, which operates many hotels throughout New Zealand - some large, some small. These discussions ceased when the hotel was purchased by Allan Booth in order not to interfere with his own plans.

The discussions mentioned here, involved the following hotel operators:

- |                |                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Denis Callesen | Former General Manager of The Hermitage, Mt Cook.<br>Provided guidance on financial modelling to relate the room rate, the occupancy rate, and the initial capital outlay.                                                                                                                                                                                                            |
| Kathy Guy      | General manager of Bayview Wairakei Resort and the Grand Chateau Tongariro, who assisted in supplying contacts for this project. The Chateau Tongariro being a hotel also designed by Herbert Hall of Timaru.                                                                                                                                                                         |
| Jeff Shearer   | Chief Executive Officer, Heritage Hotel Management Auckland. Heritage indicated strong interest in the Hydro Grand Project.                                                                                                                                                                                                                                                           |
| Ronnie Ronalde | General Manager, Heritage Boutique Collection, part of Heritage Hotel Management. Based at Auckland. Many discussions and email exchanges.                                                                                                                                                                                                                                            |
| Mike Smith     | Director of Small Hotels of New Zealand with Anthony Alderson. Experienced hotel manager at the highest level. Has also - with Anthony Alderson - restored Imperial baroque hotels in South East Asia. Visited the Hydro Grand in a state of disrepair - with many pigeons in residence - and expressed complete confidence in its future as a boutique hotel. Wanted to be involved. |

The confidence expressed by the hotel industry led to the Timaru Civic Trust commissioning Lou Robinson of Hadley and Robinson Structural Engineers to produce a structural report on the Hydro Grand (2013), and in 2016 have that structural work quantity surveyed by Harrisons Quantity Surveyors, Christchurch. These reports are submitted at this hearing.

## THE BOUTIQUE HOTEL MOVEMENT

The Timaru Civic Trust believes that there is a future for the Hydro Grand Hotel as a boutique hotel.

The building is redolent with regional history, character and style.

Travel and tourism are growth industries. In addition many business people visit Timaru on a regular basis. There is an opportunity to present a hotel with unique Timaru flavour. Such a facility will be different to a hotel in Auckland or on the Gold Coast.

This submission has already pointed out the architectural quality of the Hydro Grand Hotel. It is fit to take its place amongst a network of heritage hotels that has emerged in New Zealand in recent times.

Tourism has a track record of being a cyclical business. World events beyond one's control can suddenly take New Zealand out of consideration as a place to visit. Capital investment must be circumspect. A **conservative** approach is best. **Conserve** existing built fabric; update it; making for a wise investment.

There are many examples of boutique hotel restoration in New Zealand, from small establishments with fewer than 20 rooms to large hotels such as Heritage Hotels' flagship in Auckland being the former Farmers department store. Some examples are attached here.

The Esplanade Hotel  
Devonport



Hotel deBrett  
Auckland



Masonic Hotel  
Napier



Chateau Tongariro



*Designed by Herbert Hall of Timaru*

Hotel d'Urville  
Blenheim



Excelsior Hotel  
Christchurch





Wains Hotel  
Dunedin



Hotel deBrett  
Auckland



## IN CONCLUSION

Herbert Hall, with his partner Frederick Marchant, architects of the Hydro Grand Hotel:

- created a building with unique flavour,
- using local materials,
- providing a compelling vision for Timaru that was
- based upon an active colourful port and industrious town yet was also
- a wonderful place for a holiday, with
- a swimming beach, a summer carnival with
- lawns and avenues of palm trees beside
- a solid town centre of
- masonry buildings that always appeared to be
- mellow and mature.

## Appendix 1 – Harrisons Quantity Surveyors

**From:** Brian Le Fevre [<mailto:brian@harrison-qs.co.nz>]

**Sent:** Tuesday, 22 November 2016 3:35 p.m.

**To:** 'David McBride Architect'

**Cc:** 'Stewart Harrison'

**Subject:** Hydro Grand Hotel - Timaru - Proposed Structural Strenghtening - Hadley & Robinson Plans S01 to 6

David,

I attach our Estimate based on previous issues discussed, and wish to confirm these as Special Conditions that our Estimate is based on. These are –

- 1 The Estimate as requested is for the structural content of the Hadley and Robinson drawings as supplied, and no other work is allowed for, as listed in the Exclusions.
- 2 The Estimate is based on competitive rates being negotiated or tendered on a sensible and achievable timeframe. No overtime hours or special restrictions are allowed.
- 3 The Main Contractor would be responsible for any structural securing or propping of the structure during sequences we have allowed for, which would include providing access for the installation of the ground floor steelwork in particular. We are assuming the existing 410 UB's are at the same height as the proposed UB's, and have allowed 'in plane' connections.
- 4 We have allowed in the floor diaphragms 0.9mm steel connector strips where existing partitions would remain, as the perimeter connection to the facade on Sheet S06 indicate load transfer connections are very important. There are some assumptions in our allowances.
- 5 We have also allowed a second floor ceiling ply diaphragm, and a Provisional Sum for possible roof framing connections, a matter we discussed.
- 6 In summary this Estimate is really a nominated subcontractors cost for the structural work shown. Site establishment and management would be by others, together with all other building work. We understand the attached is probably the most difficult component ( and the most cost critical) to establish hence the request for our services. The diaphragm boundary connections in particular are the most difficult to estimate but we have had experience on the OGB Apartments in Cathedral Square which have similarities.

I trust the attached assists your Committee, and have not conferred with Hadley and Robinson as we understood their documents, but if necessary can modify our Estimate to suit any revised documentation or instructions.

I await further instructions if required.

Regards Brian Le Fevre for Harrison's Quantity Surveyors

# Full Estimate Summary

**Job Name :** 12936HYDRO

**Job Description**

**Client's Name:** DAVID McBRIDE ARCHITECT

HYDRO GRAND HOTEL - TIMARU  
STRUCTURAL STRENGTHENING  
HADLEY & ROBINSON CONCEPT  
PRELIMINARY COST ESTIMATE

Trade Description	Trade %	Cost/ m2	--- Labour ---			Material Total	Sub Total	Mark Up %	Trade Total
			Qty	Rate	Total				
ESTIMATE BASED ON HADLEY & ROBINSON plans S01 TO S06 ONLY				58					
FOUNDATION PADS AND GROUND FLOOR DIAPHRAGM	11.56		981	58	56,901	48,530	105,431	7.50	113,339
GROUND FLOOR STRUCTURAL STEEL FRAME	30.01		1,960	58	113,680	159,894	273,574	7.50	294,093
FIRST & SECOND FLOOR DIAPHRAGMS	36.04		3,121	58	181,017	147,530	328,547	7.50	353,189
SECOND FLOOR CEILING DIAPHRAGM	3.28		272	58	15,776	14,144	29,920	7.50	32,164
ROOF STRUCTURE	2.41		120	58	6,960	15,000	21,960	7.50	23,607
PRELIMINARIES 8.5%	7.61					69,394	69,394	7.50	74,599
GENERAL CONTINGENCY 10%	9.09					89,099	89,099		89,099
NOT INCLUDED:-									
GST									
PROFESSIONAL & CONSENT FEES									
ALL EXTERIOR REFURBISHMENT & SITEWORKS									
ALL STAGED REMOVALS / DEMOLITION FOR ACCESS PURPOSES									
ALL ARCHITECTURAL WORK									
ALL SERVICES WORK									
ALL FIRE PROTECTION WORK INCLUDING LININGS									
ALL SPECIALIST FF&E									
Estimate dated 22nd November 2016				58					
Refer to separate Email 22 November for Special Conditions the Estimate is based on.									
	<b>100.00</b>		<b>6,454</b>	<b>406</b>	<b>374,334</b>	<b>543,591</b>	<b>917,925</b>		<b>980,090</b>

**Final Total \$ 980,090**

# Trade Breakup

**Job Name :** 12936HYDRO

**Job Description**

**Client's Name :** DAVID McBRIDE ARCHITECT

HYDRO GRAND HOTEL - TIMARU  
STRUCTURAL STRENGTHENING  
HADLEY & ROBINSON CONCEPT  
PRELIMINARY COST ESTIMATE

Item Description	Quantity	Unit	Material Rate	Mark Up %	Labour Factor	Labour Qty	Labour Rate	Amount
<i>Trade :</i> <b><u>ESTIMATE BASED ON HADLEY &amp; ROBINSON plans S01 TO S06 ONLY</u></b>								
<b><u>ESTIMATE BASED ON HADLEY &amp; ROBINSON plans S01 TO S06 ONLY</u></b> Total :								
<i>Trade :</i> <b><u>FOUNDATION PADS AND GROUND FLOOR DIAPHRAGM</u></b>								
<b><u>Column Bases as S06</u></b>								
Remove Timber flooring and subfloor framing to access new column pad	45.00	m2	24.00		0.85	38.25	58.00	3,298.50
Small digger excavate for pads	25.00	m3	135.00					3,375.00
Column Pads 2.5 sq x 0.75	25.00	m3	704.50		13.75	343.75	58.00	37,550.00
Reinstate flooring on completion	45.00	m2	54.00		1.65	74.25	58.00	6,736.50
<b><u>NOTE - Resteel ratio assessed at 100 kg / m3</u></b>								
<b><u>Ground Floor Diaphragm</u></b>								
Allow to air nail T&G flooring at close fixing patten for diaphragm action	679.00	m2	25.00		0.55	373.45	58.00	38,635.10
Allowance for 0.9mm steel boundary connector to brick where not pre-floored. Include connections to brickwork	158.00	m	36.00		0.69	109.02	58.00	12,011.16
Allowance for 0.9mm steel boundary connector to btm plates where not pre-floored. Include connections to plates	83.00	m	16.50		0.51	42.33	58.00	3,824.64
<b><u>FOUNDATION PADS AND GROUND FLOOR DIAPHRAGM</u></b> Total :								<b>105,430.90</b>
<i>Trade :</i> <b><u>GROUND FLOOR STRUCTURAL STEEL FRAME</u></b>								
<b><u>Steel; Ground Floor Frame as Sheets S04 and S06</u></b>								
Main columns 406 x 9.5 x 93.21 API Linepipe	2,051.00	kg	3.85		0.06	123.06	58.00	15,033.83
410 UB 54# beams	12,234.00	kg	3.50		0.06	734.04	58.00	85,393.32
<b><u>Connections as Sheet S06 - assumed no site welding to existing beams</u></b>								
Column baseplate detail including fixings	5.00	no	1,018.00		9.04	45.20	58.00	7,711.60
Column head fixing detail - 3 beam connections	2.00	no	1,872.50		13.81	27.62	58.00	5,346.96
Column head fixing detail - 4 beam connections	3.00	no	2,280.00		17.08	51.24	58.00	9,811.92
410 UB end connection to brickwork	29.00	no	677.50		5.56	161.24	58.00	28,999.42
410 UB tee connection	17.00	no	508.00		5.40	91.80	58.00	13,960.40
410 UB tee connection - new to existing	7.00	no	908.00		11.40	79.80	58.00	10,984.40

# Trade Breakup

**Job Name :** 12936HYDRO

**Job Description**

**Client's Name :** DAVID McBRIDE ARCHITECT

HYDRO GRAND HOTEL - TIMARU  
STRUCTURAL STRENGTHENING  
HADLEY & ROBINSON CONCEPT  
PRELIMINARY COST ESTIMATE

Item Description	Quantity	Unit	Material Rate	Mark Up %	Labour Factor	Labour Qty	Labour Rate	Amount
<i>Trade :</i> <b><u>GROUND FLOOR STRUCTURAL STEEL FRAME</u></b>								<i>(Continued)</i>
410 UB cross connection - new to existing	37.00	no	1,256.00		15.60	577.20	58.00	79,949.60
410 UB beam connection to existing column	2.00	no	1,196.00		14.40	28.80	58.00	4,062.40
<b><u>General Attendance and Access</u></b>								
Provisional Sum for access and attendance issues	1.00	sum	10,000.00		40.00	40.00		12,320.00
<b><u>GROUND FLOOR STRUCTURAL STEEL FRAME</u> Total :</b>								<b>273,573.85</b>
<i>Trade :</i> <b><u>FIRST &amp; SECOND FLOOR DIAPHRAGMS</u></b>								
<b><u>First and Second Floor Diaphragms</u></b>								
Allow to air nail T&G flooring at close fixing patten for diaphragm action	1,357.00	m2	25.00		0.55	746.35	58.00	77,213.30
Allowance for 0.9mm steel boundary connector to brick where not pre-floored. Include connections to brickwork	771.00	m	36.00		0.69	531.99	58.00	58,611.42
Allowance for 0.9mm steel boundary connector to btm plates where not pre-floored. Include connections to plates	698.00	m	16.50		0.51	355.98	58.00	32,163.84
Subtotal								<u>167,988.56</u>
<b><u>Facade Boundary Connections as S1.04</u></b>								
<b><u>Parallel Joist Connections</u></b>								
Allow to remove existing T & G flooring for access 800mm wide ( cut across running direction for access, and refix on completion including 100 x 50 blocking close nailed to existing joist for connection.	165.00	m	20.10		1.01	166.65	58.00	12,982.20
250 x 35.5# PFC in say 2 to 3m lengths drilled for two M16 coach screws at 450 crs	5,858.00	kg	3.25		0.08	468.64	58.00	46,219.62
M16 coach screws to existing joists	726.00	no	2.60		0.12	87.12	58.00	6,940.56
200 x 150 x 18# UA 120 long drilled for 3 M20 bolts	363.00	no	20.30		0.05	18.15	58.00	8,421.60
M20 x 80 bolts to existing joist	726.00	no	4.20		0.18	130.68	58.00	10,628.64
M20 x 550 bolt with 2 nuts drilled and grouted 250mm into conc beam	363.00	no	48.60		0.40	145.20	58.00	26,063.40
250 x 50 blocking pieces between joists including 4 Pryda connectors to existing joists	363.00	no	8.40		0.48	174.24	58.00	13,155.12
M12 epcn anchors through 50mm joist, set 150 in existing brick wall	363.00	no	17.00		0.35	127.05	58.00	13,539.90
Subtotal								<u>137,951.04</u>
<b><u>Parallel Joist Connections</u></b>								

# Trade Breakup

**Job Name :** 12936HYDRO

**Job Description**

**Client's Name :** DAVID McBRIDE ARCHITECT

HYDRO GRAND HOTEL - TIMARU  
STRUCTURAL STRENGTHENING  
HADLEY & ROBINSON CONCEPT  
PRELIMINARY COST ESTIMATE

Item Description	Quantity	Unit	Material Rate	Mark Up %	Labour Factor	Labour Qty	Labour Rate	Amount
<i>Trade :</i> <b><u>FIRST &amp; SECOND FLOOR DIAPHRAGMS</u></b>								<i>(Continued)</i>
Allow to remove existing T & G flooring for access 800mm wide (parallel running direction for access, and refix on completion including 100 x 50 blocking as required.	66.00	m	24.25		0.78	51.48	58.00	4,586.34
200 x 150 x 18# UA 120 long drilled for 3 M20 bolts	145.00	no	20.30		0.05	7.25	58.00	3,364.00
M20 x 80 bolts to existing joist	290.00	no	4.20		0.18	52.20	58.00	4,245.60
M20 x 550 bolt with 2 nuts drilled and grouted 250mm into conc beam	145.00	no	48.60		0.40	58.00	58.00	10,411.00
Subtotal								<u>22,606.94</u>
<b><u>FIRST &amp; SECOND FLOOR DIAPHRAGMS</u></b> Total :								<b>328,546.54</b>
<i>Trade :</i> <b><u>SECOND FLOOR CEILING DIAPHRAGM</u></b>								
<b><u>Second Floor Ceiling Diaphragm</u></b>								
12mm Ply ceiling diaphragm	680.00	m2	20.80		0.40	272.00	58.00	29,920.00
<b><u>SECOND FLOOR CEILING DIAPHRAGM</u></b> Total :								<b>29,920.00</b>
<i>Trade :</i> <b><u>ROOF STRUCTURE</u></b>								
<b><u>Roof Structure Strengthening</u></b>								
Provisional Sum for framing connections as required	1.00	sum	15,000.00		120.00	120.00		21,960.00
<b><u>ROOF STRUCTURE</u></b> Total :								<b>21,960.00</b>
<i>Trade :</i> <b><u>PRELIMINARIES 8.5%</u></b>								
Preliminary and General Costs - 8.5%	1.00	sum	69,393.32					69,393.32
<b><u>PRELIMINARIES 8.5%</u></b> Total :								<b>69,393.32</b>
<i>Trade :</i> <b><u>GENERAL CONTINGENCY 10%</u></b>								
General Contingency 10% for design confirmation issues, and market pricing issues	1.00	sum	89,099.00					89,099.00
<b><u>GENERAL CONTINGENCY 10%</u></b> Total :								<b>89,099.00</b>
<i>Trade :</i>								
0	1.00							



# Trade Breakup

**Job Name :** 12936HYDRO

**Job Description**

**Client's Name :** DAVID McBRIDE ARCHITECT

HYDRO GRAND HOTEL - TIMARU  
STRUCTURAL STRENGTHENING  
HADLEY & ROBINSON CONCEPT  
PRELIMINARY COST ESTIMATE

Item Description	Quantity	Unit	Material Rate	Mark Up %	Labour Factor	Labour Qty	Labour Rate	Amount
<b>Total :</b>								
<b>Trade : <u>NOT INCLUDED:-</u></b>								
	1.00							
<b><u>NOT INCLUDED:-</u> Total :</b>								
<b>Trade : <u>GST</u></b>								
	1.00							
<b><u>GST</u> Total :</b>								
<b>Trade : <u>PROFESSIONAL &amp; CONSENT FEES</u></b>								
	1.00							
<b><u>PROFESSIONAL &amp; CONSENT FEES</u> Total :</b>								
<b>Trade : <u>ALL EXTERIOR REFURBISHMENT &amp; SITEWORKS</u></b>								
	1.00							
<b><u>ALL EXTERIOR REFURBISHMENT &amp; SITEWORKS</u> Total :</b>								
<b>Trade : <u>ALL STAGED REMOVALS / DEMOLITION FOR ACCESS PURPOSES</u></b>								
	1.00							
<b><u>ALL STAGED REMOVALS / DEMOLITION FOR ACCESS PURPOSES</u> Total :</b>								
<b>Trade : <u>ALL ARCHITECTURAL WORK</u></b>								
	1.00							
<b><u>ALL ARCHITECTURAL WORK</u> Total :</b>								
<b>Trade : <u>ALL SERVICES WORK</u></b>								
	1.00							
<b><u>ALL SERVICES WORK</u> Total :</b>								
<b>Trade : <u>ALL FIRE PROTECTION WORK INCLUDING LININGS</u></b>								
	1.00							
<b><u>ALL FIRE PROTECTION WORK INCLUDING LININGS</u> Total :</b>								

# Trade Breakup

<b>Job Name :</b> 12936HYDRO	<b>Job Description</b>
<b>Client's Name :</b> DAVID McBRIDE ARCHITECT	HYDRO GRAND HOTEL - TIMARU STRUCTURAL STRENGTHENING HADLEY & ROBINSON CONCEPT PRELIMINARY COST ESTIMATE

Item Description	Quantity	Unit	Material Rate	Mark Up %	Labour Factor	Labour Qty	Labour Rate	Amount
<i>Trade :</i> <u>ALL SPECIALIST FF&amp;E</u>								
	1.00							
<u>ALL SPECIALIST FF&amp;E</u>								<b>Total :</b>
<i>Trade :</i>								
	1.00							
<b>Total :</b>								
<i>Trade :</i> <u>Estimate dated 22nd November 2016</u>								
<u>Estimate dated 22nd November 2016</u>								<b>Total :</b>
<i>Trade :</i>								
<b>Total :</b>								
<i>Trade :</i> <u>Refer to seperate Email 22 November for Special Conditions the Estimate is based on.</u>								
	1.00							
<u>Refer to seperate Email 22 November for Special Conditions the Estimate is based on.</u>								<b>Total :</b>