

Evidence from Jocelyn Sleigh.
Hearing Bayhill Developments

The following 7 pages shows that the Hydro Grand Hotel in 1980 had a C classification under the Historic Places Act 1980 b(List no. 2052). A C classification says it merits preservation.

An A classification was given to the Hydro Grand Hotel in a heritage inventory in 1995 by Dinah Holman Chairman NZ Historic Places Trust and Barrie Bracefield a Timaru architect

I have not been able to discover either from Heritage NZ or the Timaru District Council why it was down graded to a B classification

St Mary's Church and the basilica are given B classifications in the Timaru District Plan and A classifications by Heritage New Zealand.

I believe as a building ages it becomes more significant not less.

An A classification would ensure its preservation and protection and money would be forthcoming for its restoration.

Summary of New Zealand Heritage List background: Hydro Grand Hotel, Timaru (List no. 2052)

'DB Hydro Grand Hotel' was first classified in 1983 under the Historic Places Act 1980. Under the 1980 act there were four tiers of classification:

- a) preservation essential;
- b) of great significance;
- c) merits preservation; and
- d) merits recording.

The classification given for DB Hydro Grand Hotel when it was classified in 1983 was 'c'.

SOUTH CANTERBURY REGION	
CLASSIFICATION: C	
	8-11/4/83
	* indicates 20th century
<u>Timaru City</u>	
* DB Hydro Grand Hotel 360 Stafford Street, Timaru	

Extract from Board paper no 106/1983

The DB Hydro Grand Hotel classification then became part of the Register of Historic Places, Historic Areas, Wāhi Tapu and Wāhi Tapu Areas under the transitional provisions of the *Historic Places Act 1993*. Under the transitional arrangements, Historic Places categories 'a' and 'b' became Category 1 and 'c' and 'd' became category 2. For the DB Hydro Grand Hotel, this meant that its 'c' classification under the 1980 act became a category 2 historic place under the 1993 act.

A category 1 historic place is 'a place of special or outstanding historical or cultural significance or value', and a category 2 historic place is 'a place of historical or cultural significance or value'

The Register is now known as the New Zealand Heritage List/Rārangi Kōrero ('the List') under the *Heritage New Zealand Pouhere Taonga Act 2014*. The Hydro Grand Hotel (also known as DB Hydro Grand and DB Hydro Grand Hotel) is entered on the List as a Category 2 historic place (List No. 2052).

TIMARU INNER CITY HERITAGE AUDIT

VOLUME II

RECORD SHEETS A CATEGORY BUILDINGS

Prepared for the Timaru District Council

by

**Barrie Bracefield Consultancy
Registered Architect, *Timaru***

and

Dinah Holman

Planning Consultant, Heritage Planning, Heritage Conservation, *Auckland*

May 1995

TIMARU DISTRICT COUNCIL

HERITAGE INVENTORY RECORD FORM



PARTICULARS

BUILDING NAME	Hydro Grand Hotel	ID NUMBER	
ADDRESS	360 Stafford St.	CATEGORY	A S1
REGISTERED OWNER	Gordon Street Dunedin Lt	ZONING	
OWNER ADDRESS	C/- 4 Fenton Cres, St Clair, Dunedin	USE	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> RECREATIONAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> AGRICULTURAL <input type="checkbox"/> OTHER
LEGAL DESCRIPTION	Pt Lots 2 3 DP 3530		

ARCHITECTURE

ARCHITECT	Hall & Marchant	REASONS FOR LISTING <input checked="" type="checkbox"/> AESTHETIC <input type="checkbox"/> ARCHAEOLOGICAL <input checked="" type="checkbox"/> ARCHITECTURAL <input checked="" type="checkbox"/> HISTORICAL <input type="checkbox"/> SCIENTIFIC <input checked="" type="checkbox"/> SOCIAL <input type="checkbox"/> SPIRITUAL <input type="checkbox"/> TECHNOLOGICAL <input type="checkbox"/> TRADITIONAL <input type="checkbox"/> GROUP VALUE <input type="checkbox"/> RARITY <input type="checkbox"/> REPRESENTATIVENESS <input type="checkbox"/> OTHER
DESIGNER		
ENGINEER		
BUILDER		
DATE OF CONSTRUCTION	1912	
STYLE	Edwardian with Baroque influence	OTHER LISTINGS NZHPT 2
MATERIALS	Brick with stucco finish	
INTEGRITY	Good	
CONDITION	Good	
SIGNIFICANT ELEMENTS	Edwardian 3 storey corner building, Baroque tower, arched windows & arched balconies, orial windows	

MAP 39

SCHEDULE OF DESIGNATIONS

to	Designating Authority	Designated Purpose	Legal Description
6	Timaru District Council	Sanitary Drainage	Pl Lot 1 DP 22231
8	Timaru District Council	Sanitary Drainage	Lot 5 DP 45421
9	New Zealand Railways Corporation	Railway	Pl RS 1288, MR 884, Pl RS 965
1	New Zealand Railways Corporation	Railway	Pl Res 384, Lot 1 DP 9245, Pl Lot 125 DP 1, Pl Lot 127 DP 1, Pl Lot 128-130 DP 1, Pl Lot 107-111 DP 1, Pl Lot 27 DP 1, Pl Lot 1 DP 23554, Lot 2 DP 59483
2	Transit New Zealand	Proposed State Highway	Section 1-2 SO 19053, Lot 1 DP 302186, Pl Section 4-1 SO 20153, Section 4-5 SO 20154, Section 2 SO 20154, Lot 1 DP 76301, Lot 1 DP 302425, Section 20-24 SO 20153, Section 25-29 SO 20153, Pl Section 14-19 SO 20153, Lot 1 DP 301384, Section 1-2 SO 19823, Legal Road
4	Timaru District Council	For a Public Work being a Road	Pl Res 384, Pl Lot 27 DP 1
5	Minister of Education	Primary School	Lot 1 DP 39909
6	Telecom New Zealand Limited and Telecom Mobile Limited	Telecommunications and Radio Communications and Ancillary	Lot 2 DP 56548
7	Minister of Police	Police Station	Section 1 SO 19155
8	Department of Justice	Court House	Section 2 SO 19155, Lot 1 DP 11165, Pl Sections 145-146 Town of Timaru
9	New Zealand Railways Corporation	Railway	Pl Lot 13 DP 1, Pl Res 384, Pl Res 3876, Lot 4 DP 81022
98	Timaru District Council	Road Extension	Pl Res 384, Pl Res 3876, Lot 2 DP 421510, Lot 2 DP 78519, Lot 2 DP 369740, Pl Timaru Harbour Board Reserve SO 8278

SCHEDULE OF SIGNIFICANT TREES

to	Address	Legal Description	Description
3	Church/Sophia Sts	Lot 2 DP 13484	Fagus sylvatica 'Purpurea' (Copper Beech)
4	Church St	Pl Lots 330 & 331 DP 1	Chamaecyparis lawsoniana (Lawson's Cypress)
5	16-20 Perth St	Lot 519 & 321 DP 1	Knightia excelsa (Rowanawa)
6	16-20 Perth St	Lot 519 & 321 DP 1	Magnolia hybrid (Magnolia)
7	16-20 Perth St	Lot 519 & 321 DP 1	Podocarpus totara 'Aurora' (Golden Totara)
8	16-20 Perth St	Lot 519 & 321 DP 1	Fagus sylvatica (European Beech)
9	31 Laiter St	Pl Lot 4 DP 1490	Fagus sylvatica 'Purpurea' (Copper Beech)
0	Craigie Ave	Legal Road	Various Species in Median Strip
1	Church St	Pl Lot 1 DP 1739	Tilia x europaea (Lime Tree)
2	Church St	Pl Lot 1 DP 8897	Aesculus hippocastanum (Horse Chestnut)

SCHEDULE OF SIGNIFICANT TREES (continued)

No	Address	Legal Description	Description
73	Church St	Lot 326 DP 1	Aesculus hippocastanum (Horse Chestnut)
74	Church St/Perth St	Pl Lot 323 DP 1 & Lot 1 DP 81223	Quercus robur (Common Oak)

SCHEDULE OF HERITAGE BUILDINGS, STRUCTURES AND SITES

No	Name	Address	Legal Description	Category
13	Caroline Bay Tearooms	Evans St	Pl Lot 1 DP 22231	B
14	Caroline Bay Soundshell	Evans St	Pl Lot 1 DP 22231	B
20	Meekhan's Building	3-7 George St	Lot 2 DP 11150, Pl Lot 7 DP 763, Lot 8 DP 763, Pl Lot 9 DP 763	B
21	C B A Building	1 Cains Toe	Lot 5-6 DP 763	B
22	Customhouse	2 Strathallan St	RS 41175	A
23	D.B. Grosvenor Hotel	26 Cains Toe	Lot 1-7 DP 7269	B
24	T & G Building	199-209 Stafford St	Lot 1 DP 3539	B
25	Royal Hotel	30 Cains Toe	Pl Lot 26 DP 1, Pl Lot 39 DP 1	B
26	Shops-Offices (Former Vienna Café)	17 Baswick St	Lot 1-2 DP 2612	B
27	D C Turnbull & Co Wool Store Buildings	1-13 Strathallan St	Lot 2 DP 75449	B
28	Pyne Gould Guinness Ltd Building	27-29 Strathallan St	Lot 1 DP 62659	B
29	C.M.L. Building	229-247 Stafford St	Lot 2 DP 3481, Lot 1-3 DP 3482, Pl Lot 34 DP 1, Pl Lot 20 DP 1106, Lot 2 DP 2486	B
30	Tekapo Buildings	Stafford St	Lot 1 DP 51265	B
31	Johnston's Menswear Building	218 Stafford St	Lot 1-2 DP 6928, Lot 12 DP 5828	B
32	Public Trust Building	41 Sophia St	Pl Lot 96 DP 1	B
33	Old Bank Tavern	232 Stafford St	Lot 1-2 DP 6763, Lot 5 DP 6310, Lot 16 DP 6310, Pl Lot 98 DP 1	B
34	Farmers Trading Company Building	256 Stafford St	Lot 15-16 DP 10657, Lot 154 DP 1	B
35	Onahegan's Building (Formerly Choral Hall)	286-296 Stafford St	Lot 12-17 DP 7393, Lot 20-22 DP 7393, Lot 24-25 DP 7393	B
36	D.B. Dominion Hotel	334-336 Stafford St	Pl Lot 136-137 DP 1	B
37	Hydro Grand Hotel	10 The Bay Hill	Pl Lot 2-3 DP 3530	B
38	Chalmers Church	Bank St	Lot 311, 311, 313, Pl Lot 310 & 312 DP 1	B
40	Old Mill Cabaret Ltd (Former Balford Mill)	2 North St	Lot 2-4 DP 12936, Pl Lot 2 DP 9845, Pl Sec 1-2 Town of Timaru	B

SCHEDULE OF HERITAGE BUILDINGS, STRUCTURES AND SITES (continued)

No	Address	Legal Description	Description
41	Courthouse	14 North St	Sec 2 SO 19155
42	Evans Atlas Flour Mill Co. Building (Former)	Turnbull St	Lot 1-2 DP 15423
43	Gladstone Board of Works Building	95 Stafford St	Lot 1 DP 53349
44	Landing Service Building (Former)	Turnbull St	Lot 10 DP 1
45	The Treasury Family Restaurant (Formerly National Bank Building)	129 Stafford St	Pl Lot 21 DP 1
46	Theatre Royal	118-122 Stafford St	Lot 3-5 DP 50218, Lot 3 DP 18106, Lot 6 DP 9843, Lot 11-12 DP 9843
47	Government Life Building (Former)	148-154 Stafford St	Lot 2 DP 51949
48	Timaru City Council Office and Former Public Library	2 King George Pl	Lot 1-2 DP 9147, Lot 1-4 DP 1480, RS 4445
49	Benvenue Memorial	30 Perth St	Lot 1 DP 55548
50	St Mary's Church (Anglican)	Church St	Pl Lot 323 DP 1, Pl Lot 1 DP 1739, Lot 1 DP 81293
51	Bank Street Church	38-40 Bank St	Lot 285 DP 1, Lot 287 DP 1
52	Headmaster's House (Former)	28-32 Arthur St	Lot 2 DP 60138

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

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

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>

From: ajsleigh ajsleigh@xtra.co.nz
Subject: Fwd: HNZPT Hydro Grand List information
Date: 30/11/2016, 9:47:06 PM
To: ajsleigh@xtra.co.nz

Sent from my iPad

Jocelyn Sleigh
5 Elmwood St, Strowan
Christchurch, 8014

Ph [03 3555109](tel:033555109)
Mob [0278271515](tel:0278271515)



Begin forwarded message:

From: Teresa Heap <teresa.heap@timdc.govt.nz>
Date: 9 November 2016 at 5:06:19 PM NZDT
To: "ajsleigh@xtra.co.nz" <ajsleigh@xtra.co.nz>
Subject: FW: HNZPT Hydro Grand List information

Dear Jocelyn

Our staff conducted a thorough search of archives and concluded that:

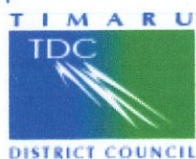
There is a Heritage Timaru District Audit (dated May 1995) prepared by Barrie Bracefield and Dina Holman but it was **not** the document that was used as the base heritage assessment for the District Plan's list of heritage buildings. As that report was dated only two months before the proposed plan was publically notified, further it lists the Hydro as an 'A' rather than a 'B' as stated in the District Plan making it clear that the audit was not used for the Proposed District Plan. We cannot find any Council or Committee decisions that addressed the heritage audit between the time it was finalised and when the proposed plan was notified. Again this suggests the Council did not use the audit for the proposed plan.

If the District Plan's heritage list was not based on the Heritage Timaru District Audit, it was

likely based on the Register of Historic Places, Historic Areas, Waihi Tapu and Waihi Tapu areas under the transitional provisions of the Historic Act 1993. Heritage NZ has confirmed that the Hydro Grand was classified as a category 2 building under that Act in 1995. It would seem, although we cannot be sure, that the Category 2 rating has been transposed into the District Plan as a Category 'B'. The attached document explains the history of the Hydro listing with Historic Places Act. The attached confirms that the Hydro's listing on their register dated back to 1980 under the Historic Places Act 1980. With this in mind, and to answer your request, the criteria used to classify heritage buildings in the Timaru District Plan was likely to be same as that used by the Historic Places Act 1980.

I hope this helps.

Regards
Teresa



Teresa Heap | Executive Secretary

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Hydro Gr...round.pdf
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