

Statement from Jocelyn Sleigh concerning the Heritage Assessment of 21 February 2017

1. INNER CITY HERITAGE GUIDE 1995

Mr. Gray has made no mention of the A classification given to the Hydro Grand Hotel in 1995 by Dinah Holman, Chairman of the New Zealand Historic Places Trust.

Only 4 buildings in Timaru hold an A classification and so have a degree of protection. They include the Landing Services Building. In 1980 the Timaru District Council resolved to demolish the Landing Services Building and replace it with a car park. A Civic Trust was formed to oppose the demolition. It still stands now with an A classification.

If the Hydro Grand Hotel which has a B classification is demolished it enables the whole of Stafford Street to be demolished.

2. RESOURCE MANAGEMENT GUIDE

I agree with Mr. Gray's statement that the Timaru District Plan is scant on detail of objectives, policies and methods to assess and protect heritage buildings. Neglect by the council has cost both the applicant and the objectors a great deal of money and time making submissions. I do not believe this application should be considered until Timaru City has produced a Heritage Activity Management Plan and an inner city guide. To quote "Nelson Heritage buildings are an important asset for Nelson City". Why are heritage buildings not considered an important asset for Timaru?

3. THE PRECINCT OF CAROLINE BAY

This precinct was established in 1912 when the far sighted Mayor James Craigie formed the Caroline Bay Association to organise annual carnivals on Caroline Bay. The Caroline Bay tea rooms and the Caroline Bay Hall were built to provide the visitors with refreshments, concerts and dances. This RIVIERA OF THE SOUTH has existed for 104 years and has attracted tens of thousands of visitors for summer holidays. Caroline Bay the Riviera of the South with the Hydro Grand Hotel looking over the bay is Timaru's best known precinct, brand, icon.. Caroline Bay continues to be very popular both with local people and visitors. The foreshore has been replanted and a boardwalk installed. The Trevor Griffiths Garden of old roses is a great attraction as are the memorials to both the First and Second World Wars. The Sound Shell attracts many to concerts. And of course the great attraction is the beach, the sand and the swimming. The Caroline Bay Hall, the tearooms and the Hydro Grand Hotel were all designed at the same time by the one architect and are an integral part of the Caroline Bay Precinct. They are dependent on each other for customers.

EDWARDIAN ARCHITECTURE

4. It is agreed that Timaru has the best collection of Edwardian architecture in New Zealand. This happened as a result of a fire which destroyed all the wooden buildings in Stafford Street in 1868. In 1870 a bye-law was passed requiring all commercial buildings to be built in stone or brick. The result a collection of Edwardian buildings.

In 1980 Annabel Sleigh B.Arch, MNZIA, published a thesis Edwardian Architecture

A Promenade through Timaru. She then submitted for consideration by the committee revising the District Plan "Timaru" a sketch book of ideas for making Stafford Street an Edwardian Street with appropriate lamp posts and lighting, Edwardian verandahs,

pavements inscribed with the names and occupations of previous occupiers, Edwardian fountains on all the intersections.

The same year in 1980 a fellow student produced a thesis on Art Deco Napier. The Napier City Council adopted the thesis, voted \$30,000 for a person to be employed to develop Art Deco in Napier. In 2016 Art Deco made a contribution of \$11 million to the coffers of Napier. The Edwardian architecture is the main feature of Timaru and the Edwardian seaside nature of Timaru should be preserved

#### 5. HOT SEA WATER BATHS

The Timaru Herald December 18 1912 records the opening of the Hydro Grand Hotel called Hydro because of the seawater being heated in a furnace in the boiler room and then distributed through the hotel

#### 6. THE HOTEL

A 100 bed hotel looking over Caroline Bay and up to the Southern Alps is very much needed in Timaru. Why would the owners consider putting the most expensive building of the three buildings on the cheapest site overlooking a main highway. The Hilton Hotel in Taupo consists of a one hundred year old building used as a reception area, dining room, bar, sitting areas, plus a modern bedroom wing. This seems the ideal solution for the Hydro Grand Hotel. The visitors to the hotel will be the growing number of tourists visiting New Zealand, conferences, business people, sports parties and weddings. There is no top class hotel to provide any competition.

The façade of the hotel should be kept, ideally taken back to its original form. A new interior with references to Edwardiana to make the hotel both distinctive and imaginative. A good architect can bring in the dollars. For example the Len Lyre Gallery in New Plymouth.

#### 7. APPLICATIONS FOR GRANTS FOR THE RESTORATION

No written evidence has been provided of applications to the Timaru District Council, Heritage New Zealand, the Lotto Fund, or the Timaru public .

#### 8. REFURBISHMENT

While refurbishment would be expensive there is no written evidence of discussions with Scenic Circle, Heritage, Hilton! Novotel, Quest, Rydges regarding the management of the Hydro Grand Hotel if it was restored.

#### 9. BEWARE

I do not consider that any demolition order should be contemplated until plans, permits, starting and completion dates and the finances are detailed and approved. I remember vividly the Chase Corporation buying a number of buildings in Wellington in the 1980s, demolishing them and then the Corporation going bankrupt. Empty sites for years. A bit of this has recently happened in Christchurch.

Attachments

Edwardian Architecture

Timaru

Timaru District Built Heritage Inventory

Nelson inner city design guide

Appendix 1 heritage buildings, places and objects

The Art Deco Festival 1917