

9 October 2020

Job No. 140450.64

Lana Gooderham
Planner
Hamilton City Council
Private Bag 3010
Hamilton 3240

Dear Lana,

The Church of Jesus Christ of Latter-day Saints (application 010.2019.00010774.001) – comments on draft conditions

Further to the provision of the s42A report for the original hearing date of 24th September 2020.

As noted in the memo of Derek Nolan QC, we have reviewed the draft heritage conditions included with your report. A Track Changes version of the conditions arising from our comments below is included as **Attachment 1** to this letter.

Condition 2 – This condition is appropriate and aligns with that offered by the Church as part of the mitigation proposed for the loss of the Block Plant building.

Condition 3 – This condition is not appropriate. In my view, the requirement to place an information interpretive sign along Tuhikaramea Road is not practical. While there are currently good views towards the East from Tuhikaramea Road, over time as the site fills up with buildings such as residential houses and eventually a small commercial precinct, those views will be reduced. In addition, there are no logical locations where a sign could be placed where it would be accessible to members of the public who were passing by. The requirements arising from this condition are more appropriate combined with condition 4 below.

Condition 4 – This condition as worded is not appropriate. The Church is proposing to develop an interpretive sign/display within the Rose Garden site and has already started preliminary work on this. Designs for the overall Rose Garden development are also in progress waiting on the final details of the surrounding residential development to be confirmed. The Church would also not want the interpretive display to be solely focussed on the Block Plant but prefer to have it reflect the wider former Church College campus. A revised Condition 4 is included below.

Condition 5 – This condition is not appropriate. The Matthew Cowley Pacific Church History Museum generally rotates and refreshes its museum displays on a regular basis as new information, events or exhibits become available. In my view, the Block Plant building does not warrant a permanent display within the museum. It already features on one of the existing panels in the current display but the Church would like the ability to refresh its museum displays as required without having to retain a permanent exhibit dedicated to the Block Plant building. In my view, the best demonstration of the products from the Block Plant is the Mendenhall building itself (where the museum is located), the First House and the Temple along with numerous other church buildings located around New Zealand and the Pacific.



Condition 6 – this condition is accepted. In November 2009 Walker Architects produced a large report entitled “The Church College of New Zealand Heritage Record” but a review of this volume shows that it only includes a few exterior photographs of the Block Plant building. A more comprehensive photographic record as detailed in draft condition 6 would be appropriate.

Condition 7 – this condition is not appropriate in its current format. It is only the exterior of the Block Plant building that is heritage protected and there is nothing about the interior spaces or the use of the building post block making that is significant. However the Church will accept an amended condition that requires the two posters to be placed in the Museum archive.

Conditions 8 – 11 inclusive. These conditions are acceptable.

Please contact me if you have any questions.

Yours sincerely

Bloxam Burnett & Olliver



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cc – Adam Aalders, David Heperi, Derek Nolan, Aidan Cameron, Adam Wild, Abdul Saheed, Chris Peel, Aaron Beer, Doug Saunders

K:\140450 Temple View Developments\64 Block Plant Demolition\Correspondence\BBO\L005 - BBO to HCC re draft heritage conditions (9 October 2020) version.docx



Attachment 1

Strikethrough conditions

Hearing version



Draft Block Plant heritage conditions – Hearing version

Strikethrough

Additional text

- Condition 2 A commemorative plinth shall be established in the vicinity of the location of the Block Plant. A plan illustrating the location, design/contents and maintenance schedule shall be submitted to the Planning Guidance Manager, Hamilton City Council (or nominee) for certification prior to establishment of the plinth.
- ~~Condition 3 An information interpretation sign shall be provided along a location on Tuhikaramea Road that is accessible by members of the public. A plan illustrating the location, sign design/contents and maintenance schedule shall be provided to the Planning Guidance Manager, Hamilton City Council (or nominee) for certification prior to installation.~~
- Condition 4 ~~A plan of the Block Plant commemorative display~~ An information interpretation sign shall be provided in the proposed Rose Garden that is accessible by members of the public. ~~shall be provided to the Planning Guidance Manager (or nominee) prior to installation.~~ As a minimum, the information interpretation sign plan shall include the following information; timing of installation, location, design/contents and maintenance schedule. The information/interpretation sign shall be provided to the Planning Guidance Manager (or nominee) for certification prior to installation.
- ~~Condition 5 The Block Plant history showcase shall be included as a permanent feature in the Pacific Church History Museum.~~
- Condition 6 A detailed record of the Block Plant building shall be prepared and submitted to the Planning Guidance Manager, Hamilton City Council (or nominee), prior to demolition of the Block Plant. As a minimum, the record shall include:
- (i) A description of the exterior (materials, methods of construction, dimensions, overall shape and form);
 - (ii) Relationship between the building and its past and present setting (may need to be done with the use of aerial photographs considering the extent of earthworks undertaken around the site);
 - (iii) Description of each interior space;
 - (iv) Description of fittings, fixtures and machinery (generator). This information should include the description of materials, construction methods, visual appearance and dimensions, as appropriate;
 - (v) Interior and exterior photographs to archival standards, using a 35 mm camera lens, as a minimum:
 - a. Exterior photographs should include:
 - i. Principal elevation (frontage)
 - ii. Other elevations



iii. Typical details (doors, windows)

b. Interior photographs should include:

i. Wide view of rooms

ii. Internal elevation

iii. Typical details (ceilings, doors, windows)

iv. Recording of generator details.

Condition 7

The two posters in the upper room of the Block Plant titled “The Bench Press” and “Back Workout” as shown in Appendix BE of the Assessment of Environmental Effects shall be removed intact and retained. These posters ~~should~~ shall be put on display at the Mendenhall Museum or, alternatively, placed in the museum archive.

