

summary statement

archifact

re: **waikato regional theatre**

architecture &

conservation



limited

www.archifact.co.nz

64 khyber pass road
grafton
auckland 1023
po box 8334
symonds street
auckland 1150
new zealand
p 09. 966 6940
info@archifact.co.nz

1. I have been asked to provide evidence in relation to the historic heritage values of the former Hamilton Hotel (the buildings and their site) and consideration of effects arising from the proposed Waikato Regional Theatre project with respect to those historic heritage values and the proposal's appropriateness with respect to the protection afforded this historic place.
2. The historic heritage values associated with the former Hamilton Hotel are not contested.
3. Due to the high level of modification and, equally, the lack of contribution to the place's overall values, the demolition of the outlying House, Hut, Shed, and Garage buildings will result in a less than minor overall effect on the heritage values of the place (buildings and site). This view is consistent with the approach taken by HCC's heritage inventory, which does not include any of these buildings in its scheduling description.
4. Mr Pearson's Technical Report appears to treat all components of the site as having a similar heritage value and this approach incorrectly conflates the values of these otherwise unrecognised buildings as far as the Schedule 8A Built Heritage of the Operative District Plan is concerned. While I agree with Mr Pearson that the extent of demolition is relatively large when considering the quantitative extent proposed, what he has not appeared to have considered is the qualitative effect of that extent on the historic heritage values of the former Hamilton Hotel which I believe is significantly less.
5. While demolition of any part of a place of heritage value represents an adverse effect, in my view, this is more than balanced in this case by the positive outcomes and public benefit achieved by conserving and adapting the building, adding vibrant new uses across this underused urban site, and providing a viable future for the Hamilton Hotel and the important landscape elements of the site and its relationship to the Waikato River. These benefits are particularly relevant when considering section 6(f) of the RMA – and the appropriateness of the proposed development.



6. I am confident the necessary balancing and mitigation reflected in the agreed conditions will ensure that the adverse effects of the development on historic heritage values will be appropriately addressed and the heritage benefits of the Project will be delivered.
7. Heritage New Zealand propose further refinement to the recommended conditions of consent that address the building's stability, the Queen's Suite, and Interpretation and these suggested changes specifically relate to:
 - the recommended Heritage Construction Management Plan condition (recommended conditions 89-96) should be amended to cross reference to the Construction Noise and Vibration Management Plan conditions 71-76 with a new clause included to address the potential effects of vibration on the heritage building;
 - salvage of the Queen's Suite is captured in recommended condition at 91(f) within the Heritage Construction Management Plan and its reconstruction in recommended condition Restoration Plan 88(c) where the Timber fixtures and fittings from the bedroom to be retained as a group of items;
 - a programme of interpretation be included and displayed in the new theatre, art gallery, and hotel complex as a visual and written record of the development of the place over time.
8. While the recommended conditions of consent (and the suggested changes proposed by Heritage New Zealand) are agreed I consider the proposed consent conditions with respect to historic heritage aim at a best practice approach and appear to me to be and high bar more onerous than might normally be imposed.
9. I also believe the timing of some of these conditions warrants closer consideration. I particularly note the current requirement in proposed conditions of consent 86-88 are linked to the "commencement of construction" of the whole project (condition 86). However, because this consent condition relates to works on the former Hamilton Hotel, it should be linked to the commencement of those works, rather than the wider Project.
10. When the positive benefits (including to heritage values) of the development are weighed against the (generally) less than minor adverse effects arising from the

proposed demolition of parts of the listed heritage asset, my overall conclusion is that the proposal will have positive and enhancing effects on historic heritage values and any adverse effects are offset by the positive benefit of refurbishment and re-use of the hotel. As such I believe that the application is appropriate, supportable, and will give rise to an enhanced public benefit.

Adam Wild fnzia

16 October 2019