

Joint Witness Statement

Present: Commissioner Kate Wilkinson
Jenny May for Redmond Retail Ltd
Arlene Baird for Ashburton District Council
Christine Whybrew for Heritage New Zealand Pouhere Taonga

In attendance: Stewart Fletcher, Planner for Ashburton District Council
David Harford, Planner for Redmond Retail Ltd
Nicola Rykers, Planner for Heritage New Zealand Pouhere Taonga
Maxine Watson, Interested Party under Section 274 of the RMA

In considering the five questions raised in the Heritage Conferencing Agenda, the following points were agreed by all experts (note that questions 1 and 2 have been switched for logical purposes):

1.0 Extent

- 1.1 Significant heritage values relate only to the original section of the building identified on the 'Map of Extent' in Figure 2 of Christine Whybrew's evidence. (All following reference within this statement to 'the building' relates only to this original section).
- 1.2 The later additions hold some social heritage value as they tell the story of the owner's and grain industry's progression, but this is not significant enough to warrant retention.

2.0 Heritage values

- 2.1 The building holds the following significant heritage values:
 - Archaeological: the date of construction has been established as 1878 and the building is therefore considered as an archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014
 - Architectural: in its curved roof form, laminated beams, post and beam structure
 - Technological: in its methods of construction including early laminated beams
 - Landmark: in its distinctive curved roof design and its longevity in this position
 - Historical and Social: in its ability to tell the story of the history and evolution of the grain industry
- 2.2 The above heritage values of the building meet the threshold for inclusion within the New Zealand Heritage List/Rarangi Korero and the Schedule of Heritage Items within the Ashburton District Plan.

- 2.3 The building is of both regional and national significance in terms of the history of the grain industry particularly given its age and longevity of use in the industry.
- 2.4 Comparative analysis may determine the level of the building's regional and national significance in terms of its architectural and technological values. It was agreed that such a comparative analysis would only enhance and not alter the reasons for the building's listing or scheduling.

3.0 Impact of Earthquake Strengthening and Repurposing

- 3.1 Without an actual proposal for a new use it is difficult to establish the effects of change on the heritage values of the building.
- 3.2 Any physical alteration to the building to accommodate a new use would potentially result in some loss and/or changes to the original fabric. There was a difference in opinion amongst the experts as to what level of change would be acceptable.
- 3.3 Not considering the issue of viability, it would be physically possible for earthquake strengthening and/or adaptation to retain at least the overall architectural form of the building i.e. the external form and basic shape.

4.0 Heritage features to be retained

- 4.1 Again, without the existence of an actual proposal it is hard to establish with any certainty what heritage features could be retained.
- 4.2 However as a minimum, the following features should be retained where possible:
 - The distinctive external form, including the arched roof shape, upper front façade and first floor window
 - The internal structural features including the laminated roof beams and the post and beam structure below the first floor
 - The steps, sack slide (although it was acknowledged that the steps could not be used) and remnants features associated with the railway line through the building.
- 4.3 Preparation of an inventory would help to establish any other important heritage features, in addition to those listed in 4.2 above, and would assist in any plans for adaptation and re-use.
- 4.4 In principle, Heritage New Zealand would be supportive of a proposal that embraced a way to retain some of the heritage features of the building.

5.0 Effects of partial or full demolition of the later additions

- 5.1 There would be no objection to the principle of part or full demolition of the later additions. This would be subject to the details of an actual proposal, and the appropriate treatment of the original section of the building.

We confirm that the above is an accurate statement of points agreed.

Jenny May
(for Redmond Retail)

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Arlene Baird
(for Ashburton District Council)

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Christine Whybrew
(for Heritage New Zealand)

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27 June 2019