



I hereby give notice that an ordinary meeting of the Heritage Advisory Panel will be held on:

**Date:** Tuesday, 1 December 2015  
**Time:** 5.30 pm  
**Meeting Room:** Level 2 Reception Lounge  
**Venue:** Town Hall

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## **Heritage Advisory Panel OPEN AGENDA**

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### **MEMBERSHIP**

|                           |                       |
|---------------------------|-----------------------|
| <b>Chairperson</b>        | Cr Mike Lee           |
| <b>Deputy Chairperson</b> | Sherry Reynolds       |
| <b>Members</b>            | Elizabeth Aitken-Rose |
|                           | Graeme Burgess        |
|                           | John Burns            |
|                           | Leyton Chan           |
|                           | Helen Geary           |
|                           | Rau Hoskins           |
|                           | Sally Hughes          |
|                           | Allan Matson          |
|                           | Jane Matthews         |
|                           | Dr Ann McEwan         |
|                           | Claudia Page          |
|                           | Bill Rayner           |
|                           | David Veart           |
|                           | Lorraine Wilson       |

(Quorum 10 members)

**Elodie Fontaine**  
**Democracy Advisor**

**26 November 2015**

Contact Telephone: (09) 890 4868  
Email: [elodie.fontaine@aucklandcouncil.govt.nz](mailto:elodie.fontaine@aucklandcouncil.govt.nz)  
Website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)

## **TERMS OF REFERENCE**

### **Purpose**

- Provide advice to the council in relation to:
  - the direction and content of strategies, policies and initiatives
  - any matter that the panel considers to be of particular interest or concern to the historic heritage of Auckland
- To deliver advice for improving the promotion and management of historic heritage of the Auckland region
- Advise Auckland Council on council processes and mechanisms for engagement with the historic heritage community, including owners of heritage buildings in Auckland.
- To recommend historic heritage expert membership and provide advice to the Auckland Urban Design Panel.

### **Scope**

To provide a forum for the consideration of issues affecting historic heritage of the Auckland region and provide advice to the council.

### **Priorities**

The priorities for the panel include:

- Historic Heritage Plan
- Issues relating to the Unitary Plan
- Council processes
- Input into the Auckland Urban Design Panel.

### **Membership**

The panel's spokesperson is its chairperson.

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## 1 Apologies

At the close of the agenda no apologies had been received.

## 2 Declaration of Interest

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

## 3 Confirmation of Minutes

That the Heritage Advisory Panel:

- a) confirm the ordinary minutes of its meeting, held on Tuesday, 20 October 2015, as a true and correct record.

## 4 Extraordinary Business

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“An item that is not on the agenda for a meeting may be dealt with at that meeting if-

- (a) The local authority by resolution so decides; and
- (b) The presiding member explains at the meeting, at a time when it is open to the public,-
  - (i) The reason why the item is not on the agenda; and
  - (ii) The reason why the discussion of the item cannot be delayed until a subsequent meeting.”

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“Where an item is not on the agenda for a meeting,-

- (a) That item may be discussed at that meeting if-
  - (i) That item is a minor matter relating to the general business of the local authority; and
  - (ii) the presiding member explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting; but
- (b) no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting of the local authority for further discussion.”



## Update on the First World War Centenary Memorial

File No.: CP2015/25750

### Purpose

1. To update Auckland Heritage Advisory Panel on the project for a “Memorial on the occasion of First World War Centenary”.

### Executive Summary

2. Kaye Oliver, Senior Advisor - Special Projects (Heritage) to update the Heritage Advisory Panel on the memorial project. In particular:
  - A Memorial Working Party for the project was set up in 2014 and is chaired by Councillor Mike Lee
  - A brief has been approved by the Memorial Working Party
  - \$1m approved in the Long Term Plan
  - A request for expressions of interest was sought for the design
  - Five teams are currently working on concept designs which are due by 22 December 2015
  - From 9<sup>th</sup> January 2016 concept designs will be on display in Auckland War Memorial Museum
  - Further assessment will be undertaken during January 2016 to select one design
  - Application for WWI Lotteries funding due by 24 February 2016

### Recommendation/s

That the Heritage Advisory Panel:

- a) receive the update by Kaye Oliver, Senior Advisor – Special projects, on the project for a “Memorial on the occasion of First World War Centenary.”

### Attachments

There are no attachments for this report.

### Signatories

|            |  |
|------------|--|
| Author     | Peri Buckley - Team Leader Heritage Information Management |
| Authoriser | Noel Reardon - Manager Heritage                            |





## Central Resource Consenting

File No.: CP2015/25749

### Purpose

1. To update the members of the Heritage Advisory Panel on the resource consent process, in particular the Heritage Unit's input into consents.

### Executive Summary

2. Mark White, Manager Central Resource Consenting, to update the Heritage Advisory Panel on the resource consent process. In particular, an update on:
  - the Lodgment process
  - timelines and requests for more information
  - request for service from council specialists, such as the Heritage Unit
  - the notification process
  - Local Board engagement
  - Iwi engagement

### Recommendation/s

That the Heritage Advisory Panel:

- a) receive the update by Mark White, Manager Central Resource Consenting, on the resource consent process.

### Attachments

There are no attachments for this report.

### Signatories

|            |  |
|------------|--|
| Author     | Peri Buckley - Team Leader Heritage Information Management |
| Authoriser | Noel Reardon - Manager Heritage                            |



## Heritage Managers Update

File No.: CP2015/25770

### Purpose

1. To the Heritage Advisory Panel

### Executive Summary

Noel Reardon will provide a verbal update on the following matters:

- the pre-1944 survey work and issues arising,
- the Hanna Block, King's School, Remuera

### Recommendation/s

That the Heritage Advisory Panel:

- a) receive the report.

### Attachments

There are no attachments for this report.

### Signatories

|            |                                 |
|------------|---------------------------------|
| Author     | Noel Reardon - Manager Heritage |
| Authoriser | Noel Reardon - Manager Heritage |



## King's School Board of Trustees Correspondence

File No.: CP2015/25757

### Purpose

1. To inform the Heritage Advisory Panel of correspondence received from King's School Board of Trustees.

### Executive Summary

2. The Heritage Advisory Panel meeting on 20 October 2015 requested the Chair of the Panel to write to King's School Board of Trustees on the panel's grave concern and request to reconsider its decision to demolish the Hanna Block (HER/2015/45).
3. King's School Board of Trustees have responded to the Chair's letter on behalf of the Heritage Advisory Panel. The correspondence is attached.

### Recommendation/s

That the Heritage Advisory Panel:

- a) receive the correspondence from King's School Board of Trustees.

### Attachments

| No. | Title   | Page |
|-----|---|------|
| A   | King's School Board of Trustees Correspondence Letter | 15   |
| B   | Beca Summary: King's School Hanna Block               | 17   |

### Signatories

|            |                                      |
|------------|--------------------------------------|
| Author     | Katherine Wilson - Democracy Advisor |
| Authoriser | Noel Reardon - Manager Heritage      |



18 November 2015



Councillor Michael Lee  
Chairman of Heritage Advisory Panel  
Auckland Council  
Private Bag 92300  
Victoria Street West  
AUCKLAND 1142

Dear Mike

*Mike,*

On behalf of the King's School Board of Governors, thank you for your letter dated 23 October 2015 and the Heritage Advisory Panel's interest in the School's Centennial Project. I apologise for the delay in replying. Your letter arrived after our October Board meeting and I have not had much opportunity to discuss it with others.

First, we acknowledge the Panel's concerns and its resolutions from the 20 October meeting. In particular, we note the reference to "new important heritage information" about the Hanna Block.

In fact, the information referred to is not new. It was canvassed in detail in the heritage assessment King's School commissioned from Salmond Reed Architects as well as in Auckland Council's consideration of the proposal for resource consents.

We are sure no relevant heritage issues have been overlooked in the process leading to consents being issued.

Notwithstanding this, we have met with the Auckland Council's heritage manager Mr Noel Reardon on the matters the Panel has raised. I am advised that Mr Reardon's response should be received shortly.

I can assure you that the Board has canvassed all possible options over the past three years, including the option of retaining and refurbishing the Hanna Block.

The decision to replace this building with a larger, modern learning facility was made against the back-drop of a range of carefully weighed factors, including matters of culture and heritage, our educational responsibilities, prudent fiscal management and, in particular, the health, safety and well-being of King's School's current and future community.

The decision has been informed by a wealth of information provided by Beca, Salmon Reed and other expert advisers. I **attach** for your information a brief summary of that advice.


-2-

We are very much aware of the concerns expressed by Rob Thomas and the Save the Hanna Group. I can assure you that various Board members and the Headmaster have met with Rob and the group several times and listened carefully to their concerns. We have responded positively and constructively to their submissions by changing the design of the proposed new building to better reflect the heritage values and character of the School.

The Board values the views of the Save the Hanna Group and is committed to engaging constructively with them and the wider School community in the future.

Mike, I would be happy to discuss these matters with you in person. You and I have known each other for a long time. We share similar views on issues relating to conservation. You can be assured that as Chairman of this Board I have given the issue of replacing the Hanna Block long and anxious consideration. As a Board we have examined every relevant issue and while, as an Old Boy myself (as was Phil English), I am naturally saddened that the Hanna Block must go, I am completely satisfied that in coming to that decision we have considered every viable option assisted by the best experts in the business. Let me know if you would like to talk.

Best wishes



**Hon Justice Simon Moore**  
Chairman  
King's School Board of Trustees



## **Beca Summary: King's School Hanna Block**

### **The seismic capacity of the Hanna Block.**

The Hanna Block is designated as an Importance Level 3 building with respect to the New Zealand design loading code due to its high occupancy load. Most schools, airport terminals and public assembly buildings are designated Importance Level 3 as they may contain people in crowds.

In 2012 Beca were commissioned to undertake an initial seismic assessment of the Hanna block as well as other buildings in the school. The recommendation of this initial evaluation was for further investigation by way of a detailed assessment to quantify the effects of potential weaknesses in the structure and their impact on the expected seismic performance of the Hanna Block.

In June 2013 we completed this detailed quantitative assessment and advised the Board that the results indicated the building seismic performance to be approximately 25-35% of the New Building Standard (NBS) in terms of the expected performance for life safety in a 1 in 1000 year design level earthquake.

Using the 2006 New Zealand Society of Earthquake Engineering building grading scheme the Hanna Block is assessed as a grade **D** building and in terms of the society's guidelines is categorised as earthquake prone. The seismic risk to life safety is assessed as **High**.

After discussion with the Board we presented seismic strengthening concepts that would lift the seismic performance of the Hanna Block to a high standard which would elevate it to a grade **A** building and **Low** seismic risk to life safety.

We estimated the cost for this strengthening work alone to be in the range of \$5-7M. To complete the possible options to mitigate the seismic risk of the Hanna Block we also provided the Board with two further options. One was to demolish Hanna and replace it with a new building of similar size and function. The other option was to retain the northern façade and clock tower, demolish and rebuild the remainder of Hanna behind, also of similar size and function to the existing. These rebuild estimates were in the range of \$9-12M.

### **The condition of the external fabric of the Hanna Block.**

In 2011 the exterior of the Hanna Block was upgraded to try to mitigate water ingress at a cost of \$271,000. In mid-2012 a quote valued at approximately \$1M was obtained to add air conditioning to the Hanna Block to address heat and damp issues. Whilst looking for an appropriate site on the roof to construct a platform to seat the air conditioning units Architect Mark de Lisle, along with Structural Engineer John Dale (J D Consulting LTD) filed a report on cracking issues identified in the roof of the Hanna Block. They noticed signs of

cracking and water ingress along the parapet wall and recommended the building structure be reviewed.

The gutters on the Hanna Block appear to have capacity issues and overflow into the building in major rain events.

Beca undertook a building condition assessment for the Board. Through this assessment and subsequent ones we have identified the following issues:

- Concrete spalling and cracking
- Moisture ingress through the roof and external walls
- Windows need maintenance or replacement

When we added the repair or replacement of these elements plus the upgrade of heating, electrical, data and fire services as well as reconfiguration of classroom spaces to the previous seismic upgrade estimate, the estimated cost to upgrade the Hanna Block increased to \$10M. This is in comparison to the \$9-12M to rebuild the Hanna Block. I should point out that we noted also that once work commenced on this option there was a strong possibility that extra issues would be identified for remediation and this would influence final costs. This is inevitable with a project of this nature.

In 2014, the clock tower was deemed unsafe to occupy. Earlier this year the top of the Clock Tower was removed to mitigate any external safety issues. The internal Clock Tower space remains closed off to staff and students. At the Board's request Beca continues to monitor the condition of the building on a monthly basis.

#### **The Campus Master Plan**

Separate to the Hanna Block investigations, in 2012 the school commissioned Mark de Lisle to assess area requirements to create flexible learning space. Mark recommended adding over 3,000m<sup>2</sup> of floor space to the school campus and presented potential site options which included additions to the west and north of the Kerridge Block. In late 2013, Beca started working with Mark on updating the Master Plan for the school campus. Beca had previously prepared the Master Plan in 2001 and that had led to the development of the Lighthouse and Sports dome. The 2001 Master Plan had identified the Kerridge, Hanna and Harrison blocks as the core learning space. As the Hanna Block had already been identified as requiring a major upgrade this site was considered as a potential site that met the criteria of the Master Plan and could accommodate the additional area as a single structure.

Two options were presented to the Board. The first option upgraded the Hanna Block to meet the New Building Standard, addressed the maintenance issues and enhanced the classrooms with better environmental control and electrical/digital services. With this

option a further 2,800m<sup>2</sup> of space would be developed as an addition to the Kerridge Block and above the Harrison Block.

The second option demolished the Hanna and Link Blocks and replaced them with a building more than twice their size and also enabled a roof to be constructed over the open space that currently exists between the Lighthouse, Hanna and JR Fletcher buildings. Option 2 was confirmed by the School Board in August last year and work commenced on applying for resource consent to demolish the Hanna Block.

#### **Hanna Block Heritage Assessment**

The School is extremely fortunate to be endowed with iconic heritage buildings – particularly the Chapel and The Towers Building, both of which date back to the School's earliest origins, and are rated Category A by Heritage New Zealand.

As part of the resource consent process Heritage experts Salmond Reed Architects were commissioned to undertake a comprehensive heritage analysis of the Hanna Block. They found that while the Hanna Block has had intimate associations with the school, its activities and community since 1937, the architectural and design significance of the Hanna Block has been compromised by interior and exterior alterations over the years.

Its presence is now diminished by surrounding newer buildings, and its main viewing audience is now from within the school. On a five level scale that rates heritage significance as exceptional, considerable, moderate, little or intrusive, Salmond Reed found that while the building has considerable contextual significance to the school, it holds moderate significance in its local area.

Auckland Council approved the resource consent to demolish the Hanna and Link Blocks in December 2014.