

IN THE MATTER of the Resource Management Act 1991 and the
Local Government (Auckland Transitional
Provisions) Act 2010

AND

IN THE MATTER of the Proposed Auckland Unitary Plan

**STATEMENT OF EVIDENCE OF DAVID ALAN PEARSON ON BEHALF OF
MCDONALDS RESTAURANTS (NZ) LIMITED**

TOPIC 032 - HISTORIC HERITAGE SCHEDULES

28 AUGUST 2015

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EXECUTIVE SUMMARY

- A. My name is David Pearson and I am providing heritage evidence on behalf of McDonalds Restaurants (NZ) Ltd ("**McDonald's**").
- B. Heritage New Zealand Pouhere Taonga ("**Heritage NZ**") has sought that the McDonalds' site at 260 Queen Street be upgraded from a Category B to a Category A site.
- C. McDonalds opposes this submission and seeks that the building retains its Category B scheduling.
- D. Auckland Council ("**Council**") has not produced any evidence on this matter.

1. INTRODUCTION

1.1 My full name is David Alan Pearson.

1.2 My qualifications and experience have been set out in previous statements of evidence on other topics that have been put forward to the Hearings Panel.

Scope of evidence

1.3 This evidence is prepared on behalf of McDonald's Restaurants (New Zealand) Limited ("**McDonald's**") and relates to Topic 032 - Historic heritage schedules ("**Topic 032**"). Topic 032 relates to Appendix 9.1 Schedule of Significant Historic Heritage Places ("**Appendix 9.1**") in the Proposed Auckland Unitary Plan ("**Unitary Plan**"). The particular scheduled item discussed in this evidence is the former Auckland Savings Bank building at 260 Queen Street, Auckland Central ("**McDonald's building**").

1.4 I provided an executive summary of my evidence on Topic 032 to the Hearings Panel in advance of mediation on 24 July 2015. I attended mediation in July 2015. I have reviewed Auckland Council's ("**Council**") evidence on this topic, and can confirm that the McDonald's building has not been addressed in its evidence. Therefore the only matter of dispute is as between Heritage New Zealand Pouhere Taonga ("**Heritage NZ**") and McDonald's in relation to the scheduling of the building.

1.5 I have also reviewed Heritage NZ's Executive Summary on this topic.

1.6 This evidence focuses on:

- (a) History of the McDonald's building.
- (b) Heritage listing of the McDonald's building.
- (c) Adaptive re-use.
- (d) Heritage NZ's submission on the McDonald's building.

2. HISTORY OF THE MCDONALD'S BUILDING

- 2.1 The McDonald's building was designed by notable Auckland architect, Edward Bartley, and constructed in 1884. The exterior façade was highly decorative and was designed to convey confidence and security. Within the building, a lavish banking chamber was constructed at ground floor level, while on the floor above was an ornate boardroom. The upper floor housed quarters for the manager.
- 2.2 The building was extended on various occasions over the years. The first significant alteration was carried out around 1900 when the banking chamber was extended. The last significant addition occurred in 1910 when the building was extended through to Lorne Street. The Lorne Street façade was Italianate in style but relatively plain compared with the Queen Street façade. This addition contained strongrooms at ground floor level and storerooms on the two upper floors. Bartley was again the architect. Later the second floor was converted to provide residential accommodation.
- 2.3 The building continued to be used as the Auckland Savings Bank head office until 1968 when it was purchased by Kerridge Odeon. At some stage after the building was sold by the ASB, the public counters were removed from the ground floor.
- 2.4 In 1977 it changed hands again when it was purchased by McDonald's for use as a restaurant. A plan dated 1976 shows what was the banking chamber converted into a "hamburger restaurant", and what was shown previously as "ledger" became the kitchen. A separate shop occupied the northern part of the building that previously housed a manager's office and the securities department. A mezzanine was shown over the kitchen and part of the shop.
- 2.5 The area occupied by the shop was later incorporated into the restaurant and the mezzanine above was also extended. Later again, the mezzanine along the north side of the building was removed. There remains a mezzanine above the kitchen which is rarely used.

3. HERITAGE LISTINGS

- 3.1 The McDonald's building was scheduled in the Auckland Council Operative District Plan (Central Area) as a Category B building. The interior was included as part of the scheduled item.
- 3.2 The building is included in Appendix 9 of the Unitary Plan as a Category B item. The interiors are not listed in the exclusions column, meaning they are also protected. The Unitary Plan in Chapter B, Regional Policy Statement includes a set of values used to identify Historic Heritage. These are:
- (a) Historical
 - (b) Social
 - (c) Mana Whenua
 - (d) Knowledge
 - (e) Technological
 - (f) Physical
 - (g) Aesthetic
 - (h) Context
- 3.3 An extent of place extends over the building through to Lorne Street.

Heritage Assessment

- 3.4 In the Unitary Plan, Category A places are defined as those of exceptional overall significance to the Auckland region or greater geographic area. Buildings such as the Auckland Town Hall, the Auckland Museum and the Civic Theatre have exceptional significance and are rightly listed as Category A buildings.
- 3.5 Category B places are those of considerable overall significance to the Auckland region or greater geographic area. Based on the heritage assessment discussed below, I am of the opinion that a Category B rating is appropriate for the McDonald's building.

3.6 DPA Architects was commissioned to undertake a heritage assessment of the building. This included an assessment of the significance of the component parts and the building as a whole. The assessment is included as **Attachment 1**. The main findings of the assessment are summarised as follows:

- (a) The style of the external façade on Queen Street is Italian Renaissance Palazzi. Notable architectural features include the basalt plinth, the granite Corinthian columns and decorative features including entablatures, friezes and cornices.
- (b) The Queen Street façade remains virtually as constructed, although minor changes have occurred at ground floor level including the removal of the original timber entry doors and the provision of a glazed canopy over the footpath. The Queen Street façade was assessed as having high heritage value.
- (c) Internally, the former ground floor banking chamber has been modified and fitted out to become the restaurant. The ornate plaster ceiling, however, remains intact. Also intact on the ground floor is an elaborate spiral staircase that leads to the first floor. The banking chamber and the spiral staircase were considered to have high heritage value.
- (d) At first floor level, the ASB boardroom remains intact. This space was likely developed around 1900 and also has a decorative plaster ceiling as well as timber wall panelling. It is considered to have high heritage value. The remaining interior spaces in this part of the building have been modified and are considered to have some heritage value.
- (e) The Lorne Street façade does not have the same architectural value as Queen Street, being plainer in its style. It was assessed as having moderate heritage value.

- (f) The 1910 section of the building was essentially utilitarian in its function. At the ground floor level were vaults and strongrooms. These spaces are considered to have some significance. The upper level was fitted out as a flat in 1926. It is considered to have moderate heritage value.

3.7 In summary, the Queen Street façade, the former banking chamber, the spiral stairs and the boardroom were considered in our heritage assessment to have high heritage values. The remaining internal spaces and the Lorne Street elevation were assessed as having moderate heritage values or some significance.

3.8 With the amount of change that has occurred internally, I consider that a Category B rating is appropriate. I believe that the building is of “considerable” rather than “exceptional” overall significance to the Auckland area or greater geographic area. There is nothing in our heritage assessment that leads me to conclude that an upgrade to a Category A rating is warranted. I therefore consider that Category B status is appropriate for the building.

4. ADAPTIVE REUSE

4.1 Ideally, a historic building should continue to be used for the purposes for which it was designed as a way of preserving its heritage values. However, this cannot always be achieved and new uses have to be found as a way of ensuring a building survives for the future.

4.2 As discussed throughout Topic 031 (Historic Heritage overlay), the ICOMOS New Zealand Charter recognises the need to ensure that buildings have a continued use and that buildings have to be adapted for a new use. Article 21 of the charter states:

the conservation of a place of cultural heritage value is usually facilitated by the place serving a useful purpose. Proposals for the adaptation of a place may arise from its continuing use or from a proposed change of use.

4.3 This principle certainly applies to the McDonald's building. The ground floor was originally occupied by banking functions. It was then converted into a restaurant with an adjacent kitchen. The process of

adaptation has continued and the area is likely to be further modified in the future due to the changing requirements of McDonald's.

4.4 The building also has a number of more serious short-comings and McDonald's will need to address these issues as a way of ensuring the building's long-term viability. Specifically, some of the issues are:

- (a) The building as an unreinforced masonry building is, by definition, earthquake-prone and will need to be structurally upgraded. This will involve considerable cost.
- (b) To ensure its long-term survival, the building needs to remain useable. This may require adaptation and modification to the building fabric.
- (c) A lack of transparency at the front of the building. Restaurants generally desire to have the ability to observe the interior from the street. The building with its columns and small openings precludes this.
- (d) The current location of the spiral stairs near the front of the building makes use of this area difficult.

4.5 The areas towards the rear of the building are generally in poorer condition and their solid concrete construction presents challenges if the building needs to be further adapted in the future to maintain useability.

5. HERITAGE NZ SUBMISSION TO THE UNITARY PLAN

5.1 Heritage NZ has submitted on the Historic Heritage Schedule (Appendix 9) with respect to the McDonald's restaurant building. The submission requests that the McDonald's Building be upgraded from Category B to Category A.

Response to Heritage NZ Submission

5.2 As discussed, Category A status should be reserved for those buildings that are of *exceptional* significance. As set out in detail

above, in my opinion, it is appropriate to maintain the Category B rating for the building. This will ensure that those parts of the building that have been identified as being of significant heritage value are protected.

David Alan Pearson
28 August 2015