

3. HORSE BAZAAR – 141 LICHFIELD ST/46 BEDFORD ROW

RR 11003

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Corporate Plan Output: City Design and Heritage and City Planning and Development.	

The purpose of this report is to outline, for the Council’s information, the proposal for a fresh produce market in the Horse Bazaar Building at Bedford Row.

The Horse Bazaar (“Canterbury Horse Auction Warehouse”) is situated at 141 Lichfield Street/46 Bedford Row and bounded by Bedford Row, Madras Street and Lichfield Street on three sides. The building was built in 1903 and is listed as a Group 4 building in the City Plan. It is not registered by the New Zealand Historic Places Trust. A large open shell brick building with a timber trussed roof spanning between internal timber columns, the building is the only surviving horse auction warehouse of its period and is a distinctive architectural landmark in the central city. The building was used as a produce market for approximately 40 years from the 1930s. It is considered by central city revivalists as the linchpin to the Bedford Row precinct and its redevelopment as a residential area.

The property is owned by Rapaki Property Group and was earmarked for demolition with the owner intending to utilise the vacant site for car parking and billboard advertising, subject to resource consent.

In line with the Council’s policies and objectives for the retention of inner city heritage, a lease was obtained to secure the property for one year from 1 September 1999 with an option to purchase. The rationale for this decision was to buy a reprieve from demolition in the hope that a use could be developed that would warrant and support retention and protection of the building.

A review outlining proposals for the upgrade and future use of the property has been prepared by James Lunday employed as a consultant to the Council for this project. It is recommended that a fresh produce market be established. In the consultant’s opinion, the pulling power and image of a vibrant market could initiate an economic turnaround in the area. There are a number of deferred maintenance and compliance issues such as structural strengthening and fire safety compliance, to be attended to, all of which involve significant cost. The consultant’s report outlines some design, engineering and architectural solutions, the details of which, at this stage, are conceptual. Indicative costs of such work, including the purchase of the building and the implementation of the market stalls would be in the vicinity of \$1,118,000. The concept for market stalls, as outlined in the consultant’s report, suggests that an annual revenue of \$125,460 could be expected.

Recommendation: That this project be progressed by the interim Central City Board.