

## 12. HILLMORTON HOSPITAL ADMINISTRATION BUILDING



<b>General Manager responsible:</b>	General Manager, City Environment, DDI 941-8556
<b>Officer responsible:</b>	Michael Aitken, Greenspace Manager
<b>Author:</b>	Michael Aitken, Greenspace Manager

### PURPOSE OF REPORT

1. The purpose of this report is to inform the Board of various issues relating to the Administration Building on the former Hillmorton Hospital site.

### EXECUTIVE SUMMARY

2. The Hillmorton Hospital site has recently been purchased by Ngai Tahu from the Canterbury District Health Board. Under a Consent Order issued by the Environment Court dated 5 June 2003 the Christchurch City Council can, within three months, purchase the administration building. If this is not done the heritage listing will be lost and Ngai Tahu has the right to demolish the building
3. The Council's heritage team have identified that there is insufficient heritage significance or completeness in the site to warrant pursuit of any further protection.
4. The Community and Recreation Unit have undertaken an analysis of community facilities in the vicinity. Their analysis shows that the area is well served by community facilities. They have recommended that the Hillmorton building not be developed as a community facility.
5. The Greenspace Unit have identified the area they desire to acquire from the reserve contribution and this does not include the building
6. The current estimates to bring the building up to a usable standard are \$448,000 plus GST and consent costs. This does not include any cost of purchase for the building or the land it stands upon.
7. There is no budgetary provision for the acquisition of the land and building or the conservation of the building.

### FINANCIAL AND LEGAL CONSIDERATIONS

8.	Structural strengthening, fire protection, architectural refurbishment/restoration	\$278,000
	Veranda	\$ 24,750
	Egress Doors	\$ 5,000
	Toilet Block	\$ 45,000
	New floor coverings	\$ 17,880
	Repaint	\$ 5,280
	Kitchenette & WC	\$ 20,000
	Power and Water	\$ 20,000
	P&G	\$ 9,550
	Margin	\$ 7,000
	Contingency	\$ 15,000

Total **\$448,000**

9. It is estimated that an additional \$25,000 would be required to provide sprinkler installation
10. The above costs do not include GST or consent costs.

## BACKGROUND ON HILLMORTON HOSPITAL ADMINISTRATION BUILDING

11. The Hillmorton Hospital Administration Building (formerly Sunnyside Hospital) is sited at 1 Lincoln Road and was constructed between 1871 and 1891 for use as a hospital.
12. The building is a remnant of a larger complex that was listed as a Group 2 heritage building. The complex consisted of buildings designed by various architects. The belief is that the Administration Building was designed by Campbell. The remainder of the main hospital building on the site has been demolished and significant areas of the hospital site have been identified for sale and subdivision.
13. Before a Crown property can be sold in the South Island it must first be offered to Ngai Tahu. Following District Health Board public consultation and Board decision to sell the land in 2004 they sought consent from the Minister of Health to the sale, and this consent came in late 2004.
14. As a result of a City Plan Reference to the Environment Court appealing the heritage listing of the Sunnyside Administration building (**Attachment One**), Healthlink South and the Christchurch City Council confirmed through a Consent Order by the Environment Court on 5 June 2003 the following:

*“The proposal put to the Court is one which involves two key elements. Firstly, that a subdivision consent is granted for the development of the Health Board land (Sunnyside); and secondly, that the administrative block land is not acquired by the Council within three months. If those two pre-conditions are met then the listing in the appendix, and consequently its protection as a historic building, would lapse.”*
15. Ngai Tahu has now confirmed their purchase of the Hillmorton Hospital site. The issue of the old administration building has been asked to be finalised so the subdivision plan can be prepared. Ngai Tahu has indicated their preference is to demolish the building.
16. The City Council is to be provided with a three month period in which to negotiate with a new owner over the acquisition of the building if its heritage listing is to remain. Otherwise a new owner would be permitted as of right to demolish the building.

## KEY ISSUES

17. At the request of the Spreydon/Heathcote Community Board a heritage conservation plan has been prepared with financial support from the Community Board (**Attachment Two**). This work currently estimates functional costs – earthquake, fire, electrical, drainage etc. as \$278,000. To bring the building up to a usable standard – (new toilets, disabled access, kitchenette, floor coverings, lighting etc) will cost a further \$170,000, bringing the total estimate to \$448,000 plus GST and consent costs. The full report is still in its final draft stages. The draft report identifies where the fabric of the building has heritage merit but this is not a consideration of the overall merit of the building. The heritage team have identified that there is insufficient heritage significance or completeness in the site to warrant pursuit of any further protection. Our heritage planners are clear that a remnant of an historical site does not automatically have the same intrinsic value as a full site.
18. The Community and Recreation Unit have undertaken an analysis of community facilities in the vicinity (**Attachment Three**). Their analysis shows that the area is well served by community facilities. They have recommended that the Hillmorton building not be developed as a community facility.
19. In addition to the conservation costs the Council would need to acquire the land the building sits on and about 2000<sup>m</sup><sup>2</sup> surrounding. While the use of reserve contribution funds owed by the subdivision could avoid needing to find these funds from current budgets, any use of reserve contribution will inevitable reduce reserves in other parts of the subdivision. The Greenspace preference is to acquire the park-like grounds near the building rather than the building itself. The final amount of reserve contribution will not be known until the subdivision plans are lodged, but initial estimates are that there will only be enough to secure the park-like grounds.
20. The purchase and conservation costs for this proposal are not foreshadowed in the 06/16 LTCCP.

## **OPTIONS**

21. There are two possible options:

- (a) That the Community Board recommend to Council the purchase of the administration building at the Hillmorton Hospital site.
- (b) Maintain the status quo, i.e. do not meet the pre-conditions as set out in the Consent Order as issued by the Environment Court on 5 June 2003, thereby waiving the option to purchase.

## **PREFERRED OPTION**

22. To adopt option (b) to not meet the pre-conditions as set out in the Consent Order issued by the Environment Court on 5 June 2003.

## **STAFF RECOMMENDATION**

It is recommended that the Spreydon/Heathcote Community Board receive this report.

## **DEPUTY CHAIRPERSON'S RECOMMENDATION**

That the staff recommendation be adopted.