

6. HERITAGE UPDATE REPORT

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The purpose of this report is to provide an update on current heritage issues and the Heritage Risk Assessment Program.

Warners Hotel, Cathedral Square

Redevelopment is continuing with both the interior and the exterior of the building. The most obvious improvement is the removal of the external scaffolding on both west and south facades and the completion of the façade improvements. These include removal of the external plumbing, fire escapes and the repainting of the façades. The western porch is undergoing final renovation. The overall effect allows a proper appreciation of the simple but elegant building architecture and its contribution to the quality of Cathedral Square.

The Portery, Group 2, Christchurch Music Centre

The Christchurch Music Centre Trust has let a building contract for the structural strengthening, fire protection and remedial maintenance of the Portery buildings that will then be incorporated into the Music Centre operation. The completion of the contract is scheduled for October 2002. The additional land is being incorporated into a new subdivision that will allow a long-term lease by the Council of all the Music Centre property.

Old Saddlery, Group 3, Riccarton Rd

This c1899 heritage building is still a significant landmark in Riccarton Road, opposite the Bush Inn. The owner, lessee and a sub-lessee have now come to an agreement for the commercial use of the building. The reconstruction, strengthening and cleaning work is under-way. Don Hampton has played a significant part in bringing this project together with his own personal initiatives. His considerable assistance is much appreciated.

Harley Buildings, Durham Street, Group 3

This building was the subject of a Reference to remove it from the City Plan heritage list. A new owner, with the assistance of an Incentive grant is retaining the building listing and has now completed external painting.

Heritage Development Grants

This new form of heritage assistance provides for a grant for 5 years equivalent to the increase in rates due to new building development. Applications and interest have been evaluated for several projects. A Conservation Covenant is a requirement for the grant.

Archaeological Association Site Update

This national update project is being carried out by the Archaeological Association. The Council is providing financial assistance, advice and support. An improved methodology is being used with which the current GIS archaeological layer will be improved and provide more relevant LIM and archaeological information.

Heritage Assessment and Identification Project

Site investigations and recording are continuing with the Heritage Team now being provided with dedicated GIS software and training. Heritage GIS (and probably archaeological) information will be maintained by heritage staff.

Heritage Risk Management

An updated programme and priorities are attached. Insufficient staff resources has meant that the tracking of properties in the lower priority categories has not been able to be actioned. However, the properties at higher priorities of risk are documented. This situation will be corrected with further staff resources at a later date.

Park Terrace , McKellar and Fleming Houses

These houses both have consent for demolition. The McKellar House can be demolished subject only to consent conditions regarding the demolition such as dust, noise etc. A PIM application has been received for the demolition of the McKellar House and the single storey hospital. The Fleming House cannot be demolished before a building and land use consent has been obtained for a new development.

Hereford Street Bridge Lighting

The project has been on hold because of supply difficulties related to the fibre optic lighting components. These are now in stock or are in transit. The tenders for the work close on Monday 8 July 2002. Completion of the installation is expected by the end of July 2002. A strategic plan for completion of the whole project from Madras Street to the Bridge of Remembrance will be included in the next Committee report.

Staff

While the structure of the new City Development Group is being finalised the two vacant heritage positions have not been filled. Heritage advice and assistance is being provided in the interim by Jenny May, Director of 'Our City' and by Malcom Kitt City Solutions, including Heritage Incentive Grants, Resource Consent reports and the Heritage Assessment and Identification Project.

NATURAL + PEOPLE + ECONOMIC STEP ASSESSMENT

#	CONDITION:	Meets condition ✓✓0*	HOW IT HELPS MEET CONDITION:
The Natural Step			
N1	Reduce non-renewable resource use	✓	Retention of existing building fabric
N2	Eliminate emission of harmful substances	0	NA
N3	Protect and restore biodiversity and ecosystems	0	NA
N4	People needs met fairly and efficiently	NA	NA - See People Step + Economic Step
The People Step			
P1	Basic needs met	✓	Scope for activities retained
P2	Full potential developed	✓✓	Heritage features provide added value.
P3	Social capital enhanced	✓✓	Continuity in community and personal sense of place through heritage building retention
P4	Culture and identity protected	✓✓	Reinforcement of Central City identity and architectural values through retention of a Heritage building
P5	Governance and participatory democracy strengthened	✓	Opportunity for public involvement through regulatory and non-regulatory measures
The Economic Step			
E1	Effective and efficient use of all resources	✓	Reduction in the use of new resources, better utilisation of existing resources
E2	Job rich local economy	✓	Potential for building redevelopment and new uses
E3	Financial sustainability	✓	Long term investment in unique heritage resource

Staff

Recommendation: That the information be received.

Chairman's

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