

## 8. 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 Programme. (The text in italics is repeated from previous reports).

### **Warners Hotel, Group 3, Cathedral Square**

Initial investigations have been undertaken into the development of the former Savoy site including the Council requirement for a building structure to be continued across the Cathedral Square frontage.

### **The Portery, Group 2, Christchurch Music Centre**

The Christchurch Music Centre Trust has completed the building contract for the structural strengthening, fire protection and remedial maintenance of the Portery buildings to allow for an expanded Music Centre operation. An application for a new subdivision as the basis for a long-term lease by the Council of all the Music Centre property has yet to be made.

### **Old Saddlery, Group 3, Riccarton Road**

This c1899 heritage building is again a significant landmark in Riccarton Road, opposite the Bush Inn. The reconstruction, strengthening and cleaning work has been completed and Colonial Homes are now occupying the building.

### **Park Terrace Houses, Group 3**

No further information is available on future options for the houses or the site. The Property Projects Manager is continuing to monitor the situation and the Heritage Team is providing interested parties with additional information.

### **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. The Archaeological Association have experienced difficulties in resourcing this project and the work is now scheduled for completion in the New Year.*

### **Heritage Assessment and Identification Project**

Site investigations and recording are continuing with the Heritage Team and Geodata Services having completed the initial mapping of protected items listed in the City Plan. The identification of the protected items and settings will be available on the Council Intranet in early December 2002 through Webmap. The protected items will be outlined with an aerial photograph, short screen report and photographs which may be displayed with each item. The ESU Information Team will have an updated PIM/LIM report through GEMS. *The Heritage GIS (and probably archaeological) information will be maintained by heritage staff.* Both the attribute information and photographs will be updated and expanded as resources allow.

### **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.*

## **Conservation Covenants**

A number of Conservation Covenants have been completed recently or are in the process of being completed. The Covenants have been generally prepared under S77 of the Reserves Act and the form has now been largely standardised in consultation with the Legal Services Unit. While this has reduced the time for the preparation of covenants, each document requires a summary of heritage significance and the identification of heritage features of particular significance. In addition, there is considerable staff time taken in discussing and agreeing covenants with owners.

Covenants completed or under negotiation now include:

- Heritage Hotel, former Government Buildings, Cathedral Square
- The Coachman, Gloucester Street
- Warner's Hotel, Cathedral Square
- National Bank Building, corner Armagh and Colombo Streets
- Former Chief Post Office Building, Cathedral Square
- The Carlton Hotel, corner Bealey Avenue and Papanui Road
- Former ANZ Bank Chambers, corner High and Lichfield Streets
- 'Hatherley', 19 Gleneagles Terrace
- The Christchurch Club, Worcester Street
- Manchester Unity, Manchester Street
- 759 Colombo Street
- Former Strange's Department Store, corner Lichfield and High Streets (Java)
- St Mary's Church, Heathcote
- Horse Bazaar, Lichfield Street
- 88 Worcester Street, former Avon Theatre
- Lyttelton Times and Star buildings
- Sydenham Heritage Church
- Ngaio Marsh House
- Cashfields, Cashel Mall
- Robert McDougall Art Gallery
- Bill Sutton House, Templar Street (this is a non-listed Heritage Building)
- Issacs Wildlife Park
- St Michael's Church Hall

The covenants provide for the City Council to act as the controlling party. The covenants are registered against the property title and therefore are also binding on future owners. Covenants therefore provide a more effective means of heritage protection than the City Plan process.

## **City Plan References**

There are a small number of outstanding references relating to specific heritage buildings. A number of corner shops in the Fitzgerald Avenue area have been nominated for inclusion in the present listing by the Civic Trust. Heritage research relating to these buildings has been commissioned from Dr John Wilson as a requirement for City Plan heritage assessment. The Provincial Hotel was also identified by the Civic Trust for listing.

Negotiations have also occurred with the Canterbury Club over a reference to the heritage status of the whole Club complex.

A reference to the Ferry Road designation required research and the preparation of evidence for the Environment Court on the potential effects on the heritage values of the Edmonds Gardens.

## **Research**

In addition to the research requirements for the covenants and City Plan References, research and reports have also been carried out for Avebury House, the Fitzgerald statue (Latimer Square project), the Queen Victoria Statue (Boer War History), Belfast heritage (including the Freezing Works), (Area Plan) and the Linwood Library (Management Plan).

## **Advocacy**

A public talk on Addington history and a tour of Addington Cemetery was provided for Heritage Week. Updating of the Heritage Teachers Education Kit is being carried out. School and tertiary talks/lectures were given on Heritage and City Council Heritage Policies and process. The Planning Quarterly magazine has accepted an article for publication for the December 2002 issue on the national heritage reviews of the 1990's and the need to implement a National Policy Statement on Heritage recommended for consistent national standards of heritage management.

## **Heritage Orders**

The proposed requirement for a heritage order on 92 Lichfield Street will not need to proceed, with the withdrawal of the application for demolition for this building. The proposed use of the building is for central city accommodation.

## **Heritage Resource Consents**

Considerable discussion has taken place with the owner and designers for 17 Worcester Street which is proposed to be considered for a restaurant. The principle issue has been over the potential loss of the hallway and individual rooms of this Italianate villa. A significant upgrade of the Cashfields building is being completed which sees this building structurally strengthened and fire protected for new educational uses on the upper floors while retaining the major heritage features and elements of the building. Negotiations and approval has also been given for a major seismic upgrade of the Cathedral of the Blessed Sacrament.

## **Heritage Grants and Loans**

There are in excess of thirty-five applications and recipients of grants and loans being administered this year. This requires a considerable administrative overhead which with current resourcing is proving difficult to sustain. The majority of these grants require either an agreement not to apply for demolition or in some cases to have a covenant in place before grant payments can be made. Current levels of applications would require commitment of a major portion of the 2003/04 grants budget to cover grant applications. Caution has therefore been required to be adopted in approving grants, which is providing difficulties for some applicants.

## **Staff**

The two vacant heritage positions have not been filled. Job advertising and interviews took place again last month for the positions of Heritage Liaison Planner and Heritage Conservation Planner. The offer to one applicant for the Liaison position was not accepted.

Advice and assistance is being provided in the interim by Malcolm Kitt, City Solutions, including, Resource Consent reports and the Heritage Assessment and Identification Project. Jenny May, Director of 'Our City' is also assisting with advice as far as her present responsibilities allow.

## **Staff**

**Recommendation:** That the information be received.

## **Deputy Chairman's**

**Recommendation:** That the information be received.