

HERITAGE AND ARTS COMMITTEE AGENDA

FRIDAY 15 JUNE 2012

AT 2 PM

IN COMMITTEE ROOM 2, CIVIC OFFICES, 53 HERFORD STREET

Committee: Councillor Helen Broughton (Chair),
Councillors Sally Buck, Barry Corbett, Yani Johanson, Glenn Livingstone.

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Michael Theelen
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PART A - MATTERS REQUIRING A COUNCIL DECISION

PART B - REPORTS FOR INFORMATION

PART C - DELEGATED DECISIONS

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**NOTE: AT THE CONCLUSION OF THE MEETING AN INFORMAL BRIEFING FOR
COMMITTEE MEMBERS WILL BE HELD ON HERITAGE RELATED MATTERS**

HERITAGE AND ARTS COMMITTEE 15. 6. 2012

1. APOLOGIES

Nil.

2. DEPUTATIONS BY APPOINTMENT

Nil.

HERITAGE AND ARTS COMMITTEE 15. 6. 2012

3. HERITAGE GRANT APPROVAL – 3 COLERIDGE TERRACE, LYTTELTON, CHRISTCHURCH

General Manager responsible:	General Manager, Strategy and Planning Group, DDI 941-8281
Officer responsible:	Programme Manager, District Planning
Author:	Brendan Smyth, Heritage, Architecture and Urban Design

PURPOSE OF REPORT

1. The purpose of this report is to obtain approval for a Heritage Incentive Grant (HIG) for 3 Coleridge Terrace, Lyttelton, Christchurch.

EXECUTIVE SUMMARY

2. 3 Coleridge Terrace is located close to the junction of Dublin Street and Coleridge Terrace at the west end of Winchester Street. The building is owned by 'Colin James Rossie and Liza-Anne Rossie-Tong'. There is no certainty as to the architect of the building but the house was largely built between 1858 and 1860 (refer to the Statement of Heritage Significance in **Attachment 1**). The building was the first Lyttelton Police Station and gaol and was also the home of the first Police Sergeant in Canterbury.
3. The building consists of two main parts, the earlier 1858 single storey cottage and the slightly later two storey section from 1860. A bay window was also added in the 1870's. The whole house is simple in form and architectural detail and is constructed with timber frame with weatherboard cladding. The site of the house is on a relatively steep slope and the original access was via a set of stone steps. The steps were enclosed behind a stone garden retaining wall topped with wrought iron railings including a decorative arch over the entrance. It is these walls and railings that are the subject of this grant application. The walls were severely damaged in the recent series of earthquakes but are not covered by either Earthquake Commission Insurance or private insurance. They are however a key feature of the property and provide a physical base and a visual setting for the house above. The owners have made every effort to retain the stone and railings and are keen to have them rebuilt as close as possible to the original form. The stone will be reused as a veneer on reinforced concrete foundations, walls and pillars.
4. The building at 3 Coleridge Terrace, is listed in Appendix V, 'Schedule of Notable Buildings, Objects and Sites', of the Banks Peninsula District Plan. The building is not registered by the New Zealand Historic Places Trust Pouhere Taonga (NZHPT). There is no Statement of Heritage Significance attached to this report but there is a large amount of historical information supplied by the applicant Liza Rossie-Tong.
5. The building has been the subject of a previous Council Heritage Incentive Grant. This was in 2007 for funding up to \$8,340 towards chimney conservation work, re-piling the front of the house and restoration of the correct style of sash and bay windows. The owners entered into a full conservation covenant at this time even though only a limited covenant was required for the grant amount.
6. The work described below for which the applicant is seeking grant support will ensure the future protection and continuing use of this significant heritage building. The application has been determined to meet all the relevant criteria for a grant as provided in the Heritage Incentive Grants Policy – Operational Guidelines.

SCOPE OF WORK

7. A summary of conservation and maintenance works include:
 - (a) dismantle the remaining components of the stone garden walls and identify which elements are able to be reused
 - (b) create new foundations in reinforced concrete
 - (c) construct new walls using the existing stone and new stone as a veneer to match the existing as required
 - (d) repair and reinstall the wrought iron railings and arch over the entrance.

HERITAGE AND ARTS COMMITTEE 15. 6. 2012

3 Cont'd

8. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
New garden walls and railings;	\$21,050
Total of conservation and restoration related work	\$21,050

HERITAGE INCENTIVE GRANTS POLICY

9. The Operational Guidelines for the Policy provide for a grant of up to 30 per cent of the total heritage related costs for a 'Notable' heritage building.

Proposed heritage grant (30% of works)	\$6,315
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FINANCIAL IMPLICATIONS

- 10.

	2011/12
Annual Budget for the Heritage Incentive Grant (HIG) fund	\$763,684
Commitment from previous year to the Canterbury Earthquake Heritage Building Trust Fund (50 per cent of total HIG fund)	\$381,842
Total St Paul's Grant returned to fund	\$638,000
Grant returned to fund from 152 Oxford Terrace (Public Trust Building)	\$231,439
Funds returned due to other withdrawn applications or completed partial claims	\$474,440
Balance of 11/12 funds	\$1,725,721
Approved grant 3 Church Street Akaroa	\$7,384
Payment to St Pauls for work completed prior to demolition of the building	\$49,598
Payment to St Pauls for work to Pews	\$71,500
Fund approval for 10 Norwich Quay	\$20,828
Fund approval for 209 Tuam Street	\$12,067
Fund approval for 16 Canterbury Street	\$28,851
Remaining Funds 2011/12	\$1,535,493
Proposed grant to 3 Coleridge Terrace	\$6,315
Total Available Funds 2011/12	\$1,529,178

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

11. Yes. The Heritage Incentive Grant budget is an annual fund provided for in the 2009-19 LTCCP.

LEGAL CONSIDERATIONS

12. Limited Conservation Covenants are required under the Heritage Conservation Policy for properties receiving Heritage Incentive Grants of \$5,000 to \$49,999. A Full Covenant is required for grants of \$50,000 or more.

Have you considered the legal implications of the issue under consideration?

13. Yes. Covenants generally are a more comprehensive form of protection of the buildings because they are registered against the property title, ensuring that the Council's investment is protected. There is already a full conservation covenant in place on this property title.

3 Cont'd

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

14. The Heritage Incentive Grants Scheme is aligned to the Community Outcome '*An attractive and well-designed City*' (LTCCP 2009-19, page 50). 'Community Outcome 9. Development' provides for, among other things, ensuring "*our lifestyles and heritage are enhanced by our urban environment*" (page 54). One of the success measure is that "*Our heritage is protected for future generations*" (page 54). "*Progress will be measured using these headline indicators ... number of heritage buildings, sites and objects.*" (page 54). Heritage Incentive Grants contribute towards the number of protected heritage buildings, sites and objects, which is the measure under the outcome.
15. Within the 'Activities and Services' section of the LTCCP, is 'City planning and development' which aims to help improve Christchurch's urban environment, among other things. One of the activities included in 'City planning and development' is 'Heritage protection'. "*A city's heritage helps to sustain a sense of community identity, provides links to the past, and helps to attract visitors. The Council is committed to protecting the heritage of our city and works with developers, landowners and other stakeholders to conserve heritage buildings, areas and other items*" (page 187).
16. 'Heritage Protection', requires the Council to "*Research and promote the heritage of Christchurch and Banks Peninsula. Work with developers, landowners and other stakeholders to conserve heritage areas, buildings, and other items. Promote development that is sensitive to the character and heritage of the city and existing communities.*" (page 192). The Council provides information, advice and funding for city heritage and heritage conservation, and will be expected to continue to do so, as part of its objective to retain heritage items.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

17. Yes.

ALIGNMENT WITH STRATEGIES

18. Alignment of the requirement for Heritage Incentive Grants and Conservation Covenants stems from the Heritage Conservation Policy which in turn is relevant to:

Greater Christchurch Urban Development Strategy (UDS)

Heritage development projects provide opportunities for increased commercial and residential activity in the City while at the same time enhancing the heritage townscape. The UDS considers heritage as an integral part of Christchurch and an aspect of growth management provided for is through the protection, maintenance and enhancement of heritage.

Banks Peninsula District Plan

Heritage protection is consistent with the Cultural Heritage provisions of the Banks Peninsula District Plan. These are detailed in chapter 14, Cultural Heritage, Objective 1, and Policies 1A and 1B, p.74.

New Zealand Urban Design Protocol

Heritage projects improve the quality and design of the urban environment by protecting the heritage of the city, which is stated in the Protocol as being an attribute of successful towns and cities. The Limited Covenants will contribute towards the implementation of the New Zealand Urban Design Protocol of March 2005 of which the Council is a signatory body.

Heritage Conservation Policy

The Heritage Incentive Grants are provided for under section 8 of the Heritage Conservation Policy. As noted above under the LTCCP heading, the Heritage Conservation Policy aligns with the Community Outcome "An attractive and well-designed City" through the indicator "Number of heritage buildings, sites and objects".

HERITAGE AND ARTS COMMITTEE 15. 6. 2012

3 Cont'd

The Heritage Grants Policy is aligned with the ICOMOS New Zealand Charter 1993 for the Conservation of Places of Cultural Heritage Value, which the Council has adopted. The concept of places incorporates landscape, buildings, archaeological sites, sacred places, gardens and other objects. ICOMOS considers that countries have a "general responsibility towards humanity" to safeguard their heritage for present and future generations.

Do the recommendations align with the Council's strategies?

19. Yes.

CONSULTATION FULFILMENT

20. There is no requirement for community consultation for Heritage Incentive Grants or Covenants.

STAFF RECOMMENDATION

It is recommended that the Heritage and Arts Committee approve a Heritage Incentive Grant of up to **\$6,315** for conservation and maintenance work for the notable heritage building at 3 Coleridge Terrace, Lyttelton subject to certification of compliance with the above scope of works.

3, Coleridge Terrace, Lyttelton TS 111 & Pt TS 112.



Photographs of 3 Coleridge Terrace & stone walls in 2010.

3, Coleridge Terrace was built c1858-60 and was used as the Police house (20 years prior to the building of Lyttelton Police Station on Sumner Rd).

Canterbury's first Police Sergeant, Edward William Seager, lived here until 1864; he was uncle of famous architect Hurst Seager and grandfather, otherwise known as 'gramps', of the famous writer and painter Dame Ngaio Marsh.

Edward Seager arrived in Lyttelton late in 1851 from London on 'The Cornwall'; he had been the ship's schoolmaster. He joined the newly formed Lyttelton Armed Constabulary. In 1855 he married Esther Coster and the following year was promoted to Sergeant of Police (earning a grand sum of £150 per year) with two corporals and nine privates, their area extended from Ashburton to Kaiapoi with his only form of transport being a solitary horse! Other duties were supervising immigrants, inspecting the slaughterhouse and eventually in 1863 Lyttelton Gaol. Prior to the building of the gaol there had been a rather insecure lockup, which had 'walked away' assisted by those inside it! Edward Seager is the only person to have 'arrested' a lockup! Edward Seager is also known for the arrest of Mackenzie, the famous sheep stealer.

This 1-storey weatherboard cottage with simple 1860s 2-storey weatherboard addition is seen in early photos of Lyttelton of the 1860s. The 2-storey part is very similar in style to Shand's Emporium, Christchurch, which was also built in 1860.

The nails from the house are very old hand forged rectangular ones; the long ones that secured the bargeboards are over 3 inches long. The house had a flagpole at the apex of the south facing 2-storey section for many years. The front of the house had 1870s bay windows added at ground floor level.

At the front are nine stone steps below a wrought iron archway, over the gateway with the lamp-stand that once held blue light, a traditional sign of a Police station. The pillars and walls are of Quail island stone with early hand forged wrought iron railings and gate. It also has the foundations of a stone lockup used by the police at the rear.

Lyttelton gaol housed the mentally ill, this horrified the Seagers who did their best to improve conditions and provide recreation for these inmates (with magic lantern shows, plays and singing). Esther, his wife, took on the role of matron of the gaol, even though she was mother of 5 children at the time.

The Seagers and Dr Donald lobbied for a hospital to be built and in 1863 Seager applied for the job of managing this new institution, Sunnyside. By 1864 the Seagers had left Lyttelton for Sunnyside, where they lived for another 30 years. Two of their babies are buried at Lyttelton's

Canterbury Street Cemetery: Edward William Seager (junior) age 8 months and Samuel Hurst Seager (junior) age 12 months. Edward Seager is buried in Riccarton Cemetery.

Lyttelton in the 1860s consisted of small cottages in a semi-rural setting; its largest buildings were the churches. See 1860 photo of Lyttelton. An early part of this house was the original 1storey cottage c1858, which was built onto in the 1860s with the 2-storey part; the footpath alongside this was known as Goat Alley; this ran up the hill linking Coleridge Terrace and Jacksons Road and was later named Kenner's Lane. Kenner's Lane was named after John Kenner, an early resident of 3, Coleridge Terrace and owner of the cottages behind here. Mr Kenner was a carter who owned a business and coal yard on TS16 the corner of Dublin Street and Norwich Quay where the Port Company are now (2005). Mr Kenner was also one of Lyttelton's early councillors the deeds and rates records show he leased the house to the Lyttelton Police before living there himself in the 1870's.

His daughter Miss Louisa Kenner lived in the house until 1941 and was a familiar figure to older Lytteltonians who remember her as the librarian (she worked in Lyttelton library for over 30 years) she is described as 'a large lady with long dresses that trailed along the ground.' Her sister, Mrs Ellen Bromley also lived here, she was a piano teacher.

The McLeod family owned the house for the next 25 years; the Girls' Brigade spent many happy a time learning to bake on the coal range in the kitchen here. When we moved into this house the locals all told me 'this was Mrs Fry's house'. The Fry family lived in the house for the 30 years; they added the modern convenience of an indoor W.C., and bathroom. The interior walls were all covered with *Gib* board, but we have discovered that the original wall linings are still underneath. The original steep narrow staircase still survives.



February 2011 (above)
June 2011 (right)



3, Coleridge Terrace is a highly visible building in the Residential Conservation area of Lyttelton; it is listed as a notable building in the B.P.D.C. District Plan. It is listed in the Lyttelton Historic Area (NZHPT). This historic house needs the original stone walls and pillars with original wrought iron railings and police lamp archway reinstated following their collapse in the 2011 earthquakes to maintain its good repair and character.

Owners: Liza & Colin Rossie.

Quotes
attached.

HERITAGE AND ARTS COMMITTEE 15. 6. 2012

4. HERITAGE GRANT APPROVAL – WOODS MILL, 14 WISE STREET, ADDINGTON, CHRISTCHURCH

General Manager responsible:	General Manager, Strategy and Planning Group, DDI 941-8281
Officer responsible:	Programme Manager, District Planning
Author:	Brendan Smyth, Heritage, Architecture and Urban Design

PURPOSE OF REPORT

1. The purpose of this report is to obtain approval for a Heritage Incentive Grant (HIG) for Woods Mill, 14 Wise Street, Christchurch.

EXECUTIVE SUMMARY

2. 14 Wise Street, the former Woods Flour Mill Building and Grain Store, is located amongst a group of industrial buildings making up the milling complex at the end of Wise Street off Lincoln Road, Addington (refer to the Statement of Heritage Significance in **Attachment 1**).
3. The original four storey, six bay mill building was designed by the Architect J.C. Maddison for Wood Brothers and opened in 1896. An accompanying grain store was built at the same time. The mill building was enlarged approximately ten years later with the addition of a further two bays at the southern end (refer to Site Map in **Attachment 2**). These additional bays were constructed in a very similar design to the other bays with only minor differences in architectural detail. The whole mill building has a relatively simple form and plan with decorated facades composed of brick and stone. Internally the structure is substantial timber posts and beams. Originally there was a single ridge roof connecting two gables with parapets but a rooftop extension now disrupts this roof form. A further extension was added to the north end of the mill building in the 1960's which linked it to the grain store.
4. The two storey grain store building was built adjacent to the Mill and alongside a spur of the railway line. The grain store is a relatively solid brick building with an internal structure of timber posts and beams. The western end had been converted into a theatre prior to the 2010 and 2011 earthquakes. Both the grain store and the mill building were very substantial structures with massive brick walls and very substantial timber structural members designed to take huge loads. The mill building was also designed to withstand substantial vibration from the milling process and these two factors seem to have enabled them to survive the series of earthquakes without irreparable damage, unlike many other structures. These buildings are now two very rare examples of early industrial buildings in Canterbury.
5. The flour milling complex also contained a number of other buildings and extensions from different eras and architects. A large chimney at the southern end was built for the original mill but this has been completely demolished after sustaining damage in the earthquakes. A four storey 1923 Luttrell Brothers Architects extension on the east side of the mill building has partially collapsed and will be demolished down to a single storey shell. A large separate grain store from 1913 has also been demolished after being damaged by the earthquakes. A substantial iron clad building adjacent to the retained grain store housing milling machinery will be demolished and reconstructed in a similar form as a later stage of the refurbishment of the mill complex.
6. The mill building and grain store at 14 Wise Street, is listed in the Christchurch City Plan, Group 2. The building is registered by the New Zealand Historic Places Trust Pouhere Taonga (NZHPT) Category II (register number 7339).
7. The building has not been the subject of a previous Council Heritage Incentive Grant but has been awarded a grant from the Canterbury Earthquake Heritage Building Fund Trust. The proposed scheme has a resource consent, RMA 92019185. The applicant for the grant is 'Woods Mill Limited' and the current owner of the site is 'Plains Developments Limited'. The applicant will have an unconditional agreement to purchase the site by the end of June 2012 and the transfer of title will take place on the 16th September 2012.

HERITAGE AND ARTS COMMITTEE 15. 6. 2012

4 Cont'd

8. The work described below for which the applicant is seeking grant support (two storey grain building and four storey mill building) will ensure the future protection and continuing use of these significant heritage buildings. The application has been determined to meet all relevant criteria for a grant as provided in the Heritage Incentive Grants Policy – Operational Guidelines. The application does not include a sum for work on other buildings within the complex but this work will be undertaken as part of the development along with landscaping.

SCOPE OF WORK

9. A summary of conservation and maintenance works include:
- (a) strengthen the mill building and grain store to comply with the current building code
 - (b) remove extensions to the mill on the roof and to the north side
 - (c) take down the 1923 extension to leave only an exterior shell one to two storeys in height
 - (d) re-roof the mill and grain store buildings
 - (e) repair damaged brickwork and stone details
 - (f) repair the windows and doors of the mill and grain store
 - (g) install fire sprinklers and alarms to current Building Code requirements
 - (h) electrical upgrade.
10. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Two storey grain building:	
Structural strengthening	\$808,000
Repairs to north-east end	\$10,884
Roof replacement	\$225,059
Fire sprinklers and alarms	\$311,749
Electrical upgrade work (50 per cent of application estimate)	\$130,345
Glazing and window frames	\$32,895
Subtotal	\$1,518,932
Four storey mill building:	
Structural strengthening	\$167,500
Repair to south-east gable end	\$83,692
Replace roof	\$54,148
Fire sprinklers and alarms	\$155,400
Electrical upgrade work (50% of application estimate)	\$46,538
Glazing and window frames	\$37,654
Repairs to doors and glazing	\$22,775
Floor repairs	\$38,237
Repairs to winch beam (outrigger)	\$5,750
Subtotal	\$611,694
Resource Consent Fee (Non-notified)	\$32,500
Total of conservation and restoration related work	\$2,130,626

HERITAGE INCENTIVE GRANTS POLICY

11. The Operational Guidelines for the Policy provide for a grant of up to 40 per cent of the total heritage related costs for a 'Group 2' heritage building.

Proposed heritage grant (40 per cent of works and 100 per cent of non-notified resource consent fees)	\$884,750
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HERITAGE AND ARTS COMMITTEE 15. 6. 2012

4 Cont'd

FINANCIAL IMPLICATIONS

12.

	2011/12
Annual Budget for the Heritage Incentive Grant (HIG) fund	\$763,684
Commitment from previous year to the Canterbury Earthquake Heritage Building Trust Fund (50 per cent of total HIG fund)	\$381,842
Total St Paul's Grant returned to fund	\$638,000
Grant returned to fund from 152 Oxford Terrace (Public Trust Building)	\$231,439
Funds returned due to other withdrawn applications or completed partial claims	\$474,440
Balance of 11/12 funds	\$1,725,721
Approved grant 3 Church Street Akaroa	\$7,384
Payment to St Pauls for work completed prior to demolition of the building	\$49,598
Payment to St Pauls for work to Pews	\$71,500
Fund approval for 10 Norwich Quay	\$20,828
Fund approval for 209 Tuam Street	\$12,067
Fund approval for 16 Canterbury Street	\$28,851
Remaining Funds 2011/12	\$1,535,493
Proposed grant to 3 Coleridge Terrace	\$6,315
Proposed grant to 14 Wise Street (Woods Mill)	\$884,750
Total Available Funds 2011/12	\$644,428

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

13. Yes. The Heritage Incentive Grant budget is an annual fund provided for in the 2009-19 LTCCP.

LEGAL CONSIDERATIONS

14. Limited Conservation Covenants are required under the Heritage Conservation Policy for properties receiving Heritage Incentive Grants of \$5,000 to \$49,999. A Full Covenant is required for grants of \$50,000 or more.

Have you considered the legal implications of the issue under consideration?

15. Yes. Covenants in most circumstances are a more comprehensive form of protection of the buildings because they are registered against the property title, ensuring that the Council's investment is protected. Given the nature of the work, it is recommended that a Full Conservation Covenant be required as a minimum for the uplifting of this grant.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

16. The Heritage Incentive Grants Scheme is aligned to the Community Outcome '*An attractive and well-designed City*' (LTCCP 2009-19, page 50). 'Community Outcome 9. Development' provides for, among other things, ensuring "*our lifestyles and heritage are enhanced by our urban environment*" (page 54). One of the success measure is that "*Our heritage is protected for future generations*" (page 54). "*Progress will be measured using these headline indicators ... number of heritage buildings, sites and objects.*" (page 54). Heritage Incentive Grants contribute towards the number of protected heritage buildings, sites and objects, which is the measure under the outcome.

HERITAGE AND ARTS COMMITTEE 15. 6. 2012

4 Cont'd

17. Within the 'Activities and Services' section of the LTCCP, is 'City planning and development' which aims to help improve Christchurch's urban environment, among other things. One of the activities included in 'City planning and development' is 'Heritage protection'. *"A city's heritage helps to sustain a sense of community identity, provides links to the past, and helps to attract visitors. The Council is committed to protecting the heritage of our city and works with developers, landowners and other stakeholders to conserve heritage buildings, areas and other items"* (page 187).
18. 'Heritage Protection', requires the Council to *"Research and promote the heritage of Christchurch and Banks Peninsula. Work with developers, landowners and other stakeholders to conserve heritage areas, buildings, and other items. Promote development that is sensitive to the character and heritage of the city and existing communities."* (page 192). The Council provides information, advice and funding for city heritage and heritage conservation, and will be expected to continue to do so, as part of its objective to retain heritage items.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

19. Yes.

ALIGNMENT WITH STRATEGIES

20. Alignment of the requirement for Heritage Incentive Grants and Conservation Covenants stems from the Heritage Conservation Policy which in turn is relevant to:

Greater Christchurch Urban Development Strategy (UDS)

Heritage development projects provide opportunities for increased commercial and residential activity in the City while at the same time enhancing the heritage townscape. The UDS considers heritage as an integral part of Christchurch and an aspect of growth management provided for is through the protection, maintenance and enhancement of heritage.

Christchurch City Plan

Heritage redevelopment projects are consistent with the Heritage provisions of the City Plan: Volume 2, Section 4, City Identity, Objective 4.3 Heritage Protection provides for objectives and policies in relation to Heritage protection. It recognises that Christchurch is a cultural and tourist centre, a role mainly dependent on its architectural, historic and scenic attractions. Much of its distinctive character is derived from buildings, natural features, other places and objects which have over time, become an accepted part of the cityscape and valued features of the City's identity. Protection of heritage places includes cultural, architectural, areas of character, intrinsic or amenity value, visual appeal or of special significance to the Tangata Whenua, for spiritual, cultural or historical reasons. This protection may extend to include land around that place or feature to ensure its protection and reasonable enjoyment. A heritage item may include land, sites, areas, buildings, monuments, objects, archaeological sites, sacred sites, landscape or ecological features in public or private ownership.

Central City Revitalisation Strategy

Inner city heritage improvement projects are consistent with the vision for the Central City to cultivate a distinct identity that is unique to the city's environment and culture. This strategy places particular emphasis on the heritage of our Central City. The Christchurch Central City contains over half of the city's entire heritage assets.

New Zealand Urban Design Protocol

Heritage projects improve the quality and design of the urban environment by protecting the heritage of the city, which is stated in the Protocol as being an attribute of successful towns and cities. Limited Conservation Covenants will contribute towards the implementation of the New Zealand Urban Design Protocol of March 2005 of which the Council is a signatory body.

HERITAGE AND ARTS COMMITTEE 15. 6. 2012

4 Cont'd

Heritage Conservation Policy

The Heritage Incentive Grants are provided for under section 8 of the Heritage Conservation Policy. As noted above under the LTCCP heading, the Heritage Conservation Policy aligns with the Community Outcome "An attractive and well-designed City" through the indicator "Number of heritage buildings, sites and objects".

The Heritage Grants Policy is aligned with the ICOMOS New Zealand Charter 1993 for the Conservation of Places of Cultural Heritage Value, which the Council has adopted. The concept of places incorporates landscape, buildings, archaeological sites, sacred places, gardens and other objects. ICOMOS considers that countries have a "general responsibility towards humanity" to safeguard their heritage for present and future generations.

Do the recommendations align with the Council's strategies?

21. Yes.

CONSULTATION FULFILMENT

22. There is no requirement for community consultation for Heritage Incentive Grants or Covenants.

STAFF RECOMMENDATION

It is recommended that the Heritage and Arts Committee approve:

- (a) A Heritage Incentive Grant of up to **\$884,750** for conservation and maintenance work for the protected heritage building at 14 Wise Street subject to certification of compliance with the above scope of works;
- (b) That payment of this grant is subject to the applicant entering a Full Conservation Covenant with the signed covenant having the Council seal affixed prior to registration against the property title.

HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE HERITAGE STATEMENT – FORMER WOOD BROTHERS FLOUR MILL INCLUDING CHIMNEY AND BRICK SILO - 14 WISE STREET



PHOTOGRAPHS: 14 WISE STREET

The *Wood Brothers Flour Mill* is listed as a Group 2 protected heritage place in the Christchurch City Plan, and is registered by the New Zealand Historic Places Trust as a Category II historic place.

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Wood's Mill has historical and social significance as one of the largest mills in the South Island. The Mill was established by William Derisley Wood who founded his milling firm in 1856. The firm was to span 114 years of milling history in the region. The Wood Brothers established two mills in the city before expanding further, in 1890, to build a roller mill powered by steam and serviced by rail, in Addington. Demand for the finer roller milled flour had quickly replaced that for the coarser millstone flour. The six bay mill was designed by leading industrial architect J C Maddison. By 1936 the Addington Mill had the largest output in the South Island, 33 sacks of flour per hour. The mill continued to be owned and operated by the Wood family until 1970, at which date the complex was closed and sold. Since that date

the mill complex has been used for a variety of functions including residential. As well as the mill building there were several associated buildings and structures including the brick silo and chimney, both of which are included in the listing. The chimney was associated with the original steam power of the mill and dates from 1890. Woods Mill, lit by electricity and powered by steam, was considered to be the most modern mill in New Zealand upon its completion. By the early 20th century Wood's Brothers flour and related products had received national and international acclaim.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values

Wood's Mill has cultural significance due to its association with one of the city's early important industries associated with the success of Canterbury as the chief wheat growing province in the colony. The production of flour remained an important industry within the city throughout the 20th century. The scale of these buildings reflects the importance of wheat to the economy of Canterbury and remain as a symbol of the scale of industrial production in Canterbury during the 19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place.

Woods Mill has architectural and aesthetic significance as an architecturally designed 19th century industrial complex. The mill complex was designed by J C Maddison a noted commercial and industrial architect. Maddison was born and trained in England before emigrating to Canterbury in 1872 to set up practice as an architect and building surveyor. During the 1880s he became a leader in the field of industrial design, specialising in the new field of designing freezing works. At Wood's Mill Maddison designed an Industrial Utilitarian building with Classical detailing, modelled on late eighteenth century English mill buildings.

The four storey brick building has a gabled roof with polychromatic arched window openings. The original building consisted of six bays, with the two additional bays being added, by Maddison, in 1896. The flour and grain store and the brick chimney were part of the original design, the chimney cap having been removed at some stage. Later additions to the mill building were executed by the Luttrell Brothers, leading commercial architects in the city in the early 20th century. The large brick silo building was completed in 1913, in an American style with which the Luttrell Brothers would have been familiar. The large brick addition to the rear of the mill building was completed in 1924. The Luttrell Brothers addition was in keeping with Maddison's design although simpler in its detailing. In 1960 the corrugated iron addition was added to the roof of the main building to house machinery which increased the milling capacity of the mill.

Although the complex has not been used for milling purposes since 1970 the buildings have retained their original appearance and remain a unique 19th century industrial architectural landmark within the city.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Wood's Mill has technological and craftsmanship significance due to its 19th century construction for industrial purposes. The construction of the mill was specially strengthened to withstand the weight and vibrations of the machinery it was built to house. The exterior walls are triple brick and the central columns of the interior are Australian ironwood each hand adzed from a single tree. Other internal features include 12 inch square oregon beams and

kauri flooring. The machinery, and steam and electric powering of the mill, were advanced for its day.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.

Woods Mill has contextual significance as one of the major industrial plants in the working class/industrial suburb of Addington. The setting consists of a rectangular block fronting Wise Street. The complex of listed buildings includes the former flour mill, with rear addition, the chimney stack, the former flour and grain store and the wheat silo. The area in front of the flour mill once consisted of a bowling green, today that area is a carpark. Along with the Addington Railway workshops, the mill was one of the major employers in the area. The Wood Brothers flour mill complex has considerable landmark significance in the area due to the size, design and scale of the brick structures.

ARCHAEOLOGICAL SIGNIFICANCE

Archaeological values that demonstrate or are associated with: potential to provide archaeological information through physical evidence; an understanding about social historical, cultural, spiritual, technological or other values or past events, activities, people or phases.

The former Woods Mill complex is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, possibly including that which occurred prior to 1900.

ASSESSMENT STATEMENT

The former Woods Mill and setting are of regional significance. The former Woods Mill has been assessed as making an important contribution to the identity, sense of place and history of the Canterbury region and is primarily of importance to the Canterbury region for its heritage values.

Wood's Mill has historical and social significance as one of the most productive and progressive flour mills in the South Island in the late 19th and 20th century. Wood Brothers Limited was established in 1856 by William Derisley Wood whose family association with the milling business continued for 114 years. The brick buildings have architectural and aesthetic significance as examples of 19th century industrial architecture. The milling complex was designed by renowned industrial architect J C Maddison with additions by well known commercial architects the Luttrell Brothers. The large brick buildings have landmark significance in the area due to their scale, monumental use of brick, and classical detailing.

References: Christchurch City Council Town Planning Division (1982) *The Architectural Heritage of Christchurch. 9. Woods Mill*. Christchurch, Christchurch City Council.

Assessment Completed: 04.10.2010



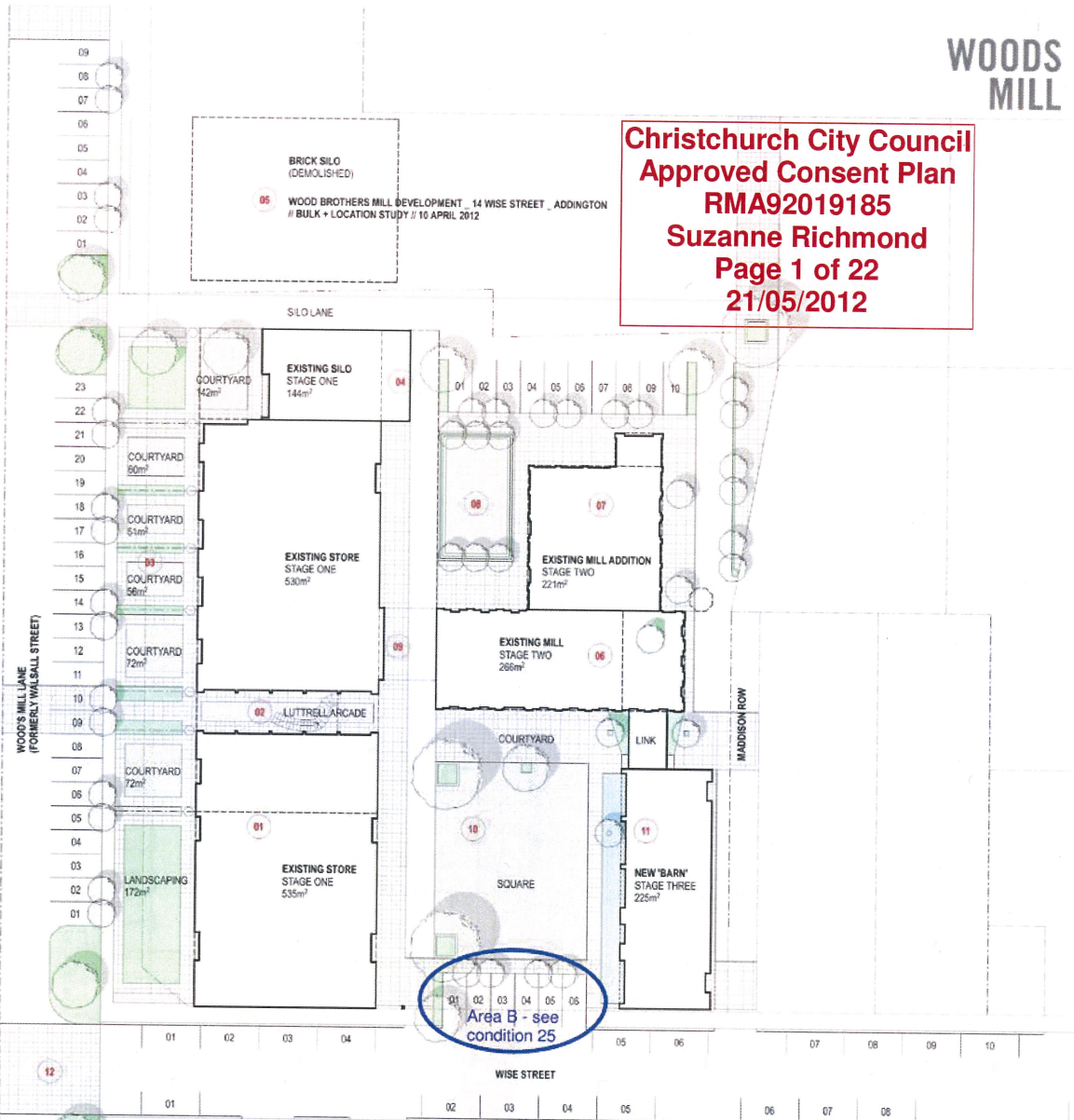
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DEVELOPMENT NOTES:

- 01. EXISTING GRAIN STORE BUILDING**
 - CONSTRUCTED IN 1891 AS PART OF THE ORIGINAL MILL COMPLEX
 - THE EXISTING STRUCTURE APPEARS TO BE SOUND. THE PROPOSAL WILL SEE THE GRAIN STORE RETAINED. EXISTING BRICK AND TIMBER STRUCTURE STRENGTHENED AND EMPHASISED. DAMAGED OR UNSAFE BRICK WORK WILL BE REMOVED AND REPLACED WITH BLACKENED STEEL AND GLASS OPENINGS. EXISTING OPENINGS WILL BE RETAINED.
- 02. PEDESTRIAN ARCADE**
 - AN OPEN-AIR PEDESTRIAN WALKWAY WILL BE FORMED THROUGH THE GRAIN STORE CONNECTING THE NORTH FACING STREET AND COURTYARDS TO THE BUILDINGS AND SQUARE BEYOND. A SCULPTURAL BLACKENED STEEL STAIRCASE AND LIFT WILL BE LOCATED WITHIN THIS SPACE TO OFFER EASE OF ACCESS TO FIRST FLOOR TENANCIES.
- 03. PRIVATE COURTYARDS**
 - PRIVATE NORTH FACING COURTYARDS WILL OFFER OUTDOOR SPACE FOR GROUND FLOOR TENANCIES. STRATEGIC LANDSCAPING WILL BE DEPLOYED TO SCREEN CARPARKING ALONG THE STREET EDGE.
- 04. EXISTING STEEL SILO**
 - CONSTRUCTED IN 1960.
 - THE EXISTING STEEL SILO BUILDING WAS DAMAGED BY THE DEMOLITION OF THE ADJACENT BRICK SILO FOLLOWING THE FEBRUARY EARTHQUAKE. THE PROPOSAL WILL SEE THE STRUCTURE MADE GOOD, EXTENDED TO THE SOUTH AND RECLAD IN BLACK CORRUGATED GALV. CLADDING. ULTIMATELY THE EXISTING FORM WILL BE RETAINED, WITH NEW OPENINGS FORMED FOR FUTURE TENANTS.
- 05. EXISTING BRICK SILO**
 - CONSTRUCTED IN 1913.
 - THE EXISTING BRICK SILO (LOCATED ON A NEIGHBOURING TITLE) WAS DAMAGED BEYOND REPAIR BY THE FEBRUARY EARTHQUAKE AND WAS DEMOLISHED SHORTLY AFTER.
- 06. EXISTING MILL BUILDING**
 - ORIGINALLY CONSTRUCTED AS A SIX BAY BUILDING IN 1891. IT WAS EXTENDED BY TWO ADDITIONAL BAYS IN 1898.
 - THE ORIGINAL SIX BAYS HAVE BEEN DEEMED REPAIRABLE SUBJECT TO STRUCTURAL STRENGTHENING. THE TWO ADDITIONAL BAYS HAVE SUFFERED VISIBLE DAMAGE BY THE FEBRUARY EARTHQUAKE AND REQUIRE MORE SUBSTANTIAL STRENGTHENING. THE PROPOSAL WILL SEE ALL EIGHT BAYS OF THE MILL BUILDING RETAINED (AND RECONSTRUCTED WHERE NECESSARY). EXISTING MATERIALS AND FEATURES WILL BE MADE GOOD AND EMPHASISED. A NEW STAIR AND LIFT WILL BE INSTALLED WITHIN.
- 07. EXISTING MILL ADDITIONS**
 - CONSTRUCTED IN 1924.
 - THE BRICK ADDITIONS TO THE REAR OF THE EXISTING MILL BUILDING HAVE BEEN DAMAGED BY THE FEBRUARY EARTHQUAKE. THE PROPOSAL WILL SEE THE PARTIAL DECONSTRUCTION OF THIS STRUCTURE. LEFT IN A STATE OF VISIBLE AND INTENTIONAL RUIN. THE INTERIOR OF THE SPACE WILL BE STRIPPED, STRENGTHENED AND RECONSTRUCTED AS ONE TENANCY. THE STRUCTURE WILL BE AN EVERLASTING TRIBUTE AND REMINDER OF THE DISTRICTION CHRISTCHURCH EXPERIENCED IN 2010 AND 2011 RESPECTIVELY.
- 08. EXISTING POOL STRUCTURE**
 - THE EXISTING CONCRETE POOL STRUCTURE WILL BE RETAINED AND RE-USED AS A LANDSCAPE FEATURE. ITS TWO PERIMETER CONCRETE KERBS WILL BE EXPOSED WITH SOFT PLANTING BETWEEN. THE POOL ITSELF WILL BE INFILLED AND PAVED, PROVIDING AN EXTERNAL TERRACE SPACE FOR THE TENANCY WITHIN THE MILL RUIN.
- 09. MILL - GRAIN STORE LINK**
 - CONSTRUCTED IN THE EARLY 1950'S.
 - THE LINK CONNECTS THE GRAIN STORE AND MILL BUILDING THROUGH THE FIRST FLOOR ONLY. THE CHARACTER OF THE STRUCTURE IS IN KEEPING WITH OTHER BRUTALIST STRUCTURES OF THE TIME. THE STRUCTURE ITSELF SITS SOMEWHAT ANXIOUSLY AGAINST THE EARLIER STRUCTURES AND HOLDS NO HERITAGE VALUE. THE PROPOSAL WILL SEE THE DECONSTRUCTION OF THE LINK REFORMING THE ORIGINAL LAINWAY BETWEEN THE MILL AND GRAIN STORE BUILDINGS.
- 10. SQUARE**
 - A NEW PUBLIC SQUARE WILL BE FORMED, RE-USING THE EXISTING BRICK PAVERS. THE SQUARE WILL BE CONTAINED BY THE GRAIN STORE TO THE NORTH-WEST, THE MILL BUILDING TO THE NORTH-EAST AND A NEW 'BARN' BUILDING TO THE SOUTH-EAST.
- 11. NEW BARN BUILDING**
 - A NEW THREE-STORIED BUILDING WILL BE CONSTRUCTED IN THE SOUTH CORNER OF THE SITE NEAR WISE STREET. NICKNAMED 'THE BARN', THE BUILDING WILL BE A SIMPLE GABLE FORM ADDRESSING THE STREET AND ENTRANCES TO THE SITE. ALTHOUGH UNASHAMABLY CONTEMPORARY IN ITS DESIGN, THE BUILDINGS WINDOW MODULATION WILL ALIGN WITH THOSE OF THE ORIGINAL MILL BUILDING AND ITS VERTICAL TIMBER CLADDING WILL REFLECT THE OLD UTILITARIAN LEAN-TO STRUCTURES THAT ONCE SURROUNDED THE MILL. THE INTENSION WITH THIS BUILDING IS TO REFLECT THE PAST WITHOUT DIRECTLY MIMICING IT.
- 12. WOOD'S MILL LANE**
 - THE PROPOSAL WILL SEE THE DEVELOPMENT OF WOOD'S MILL LANE (PREVIOUSLY TITLED AS AN EXTENSION OF WALSH STREET). THE STREET WILL BE SEALED AND LANDSCAPED WITH 90° PARKING TO ONE SIDE. THE PAPER ROAD IS CURRENTLY DEEDS LAND AND IS IN DESPERATE NEED OF DEVELOPMENT.

WOODS MILL

**Christchurch City Council
Approved Consent Plan
RMA92019185
Suzanne Richmond
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	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTALS
GRAIN STORE - STAGE 01	1,065m ²	1,164m ²	225m ²	N/A	2,454m ²
GRAIN SILO - STAGE 01	144m ²	147m ²	147m ²	N/A	438m ²
MILL BUILDING - STAGE 02	266m ²	266m ²	266m ²	266m ²	1,064m ²
MILL ADDITION - STAGE 03	221m ²	N/A	N/A	N/A	221m ²
THE BARN - STAGE 03	225m ²	237m ²	237m ²	137m ²	836m ²
TOTALS	1,921m²	1,814m²	875m²	403m²	5,013m²

PROPOSED BUILDING AREAS:

IMPORTANT NOTE:
FLOOR AREAS PROVIDED ARE BASED ON AN OVERALL FLOOR FOOTPRINT AND INCLUDE STAIRS, LIFTS ETC OVERALL LEVELS.
EXISTING BUILDING AREAS APPROX 4,995m² (EXCLUDING CHIMNEY + GRAIN STORE CANOPY)

SITE PLAN
SCALE 1:500

REPRODUCTION SCALE



- Information provided is for the purpose of a Site Feasibility and is subject to Council approval.
- Copyright of Design Concept + Documentation relating to this development remains with CoLab Architecture Ltd.





WOOD BROS. LTD.
ELECTRICAL CONTRACTORS







HERITAGE AND ARTS COMMITTEE 15. 6. 2012

5. ARTS UPDATE

An update on the arts in Christchurch will be provided at the meeting.