

HERITAGE AND ARTS COMMITTEE  
2 December 2011

Report of the Heritage and Arts Committee was held in  
Committee Room 1, Civic Offices, 53 Hereford Street  
on 2 December 2011 at 9.30am.

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

**IN ATTENDANCE:** Councillor Jimmy Chen

The Committee reports that:

**PART A - MATTERS REQUIRING A COUNCIL DECISION**

**1. CONSERVATION COVENANT CONSENT FOR EARTHQUAKE REPAIRS TO THE HERITAGE HOTEL AT 28 CATHEDRAL SQUARE**

<b>General Manager responsible:</b>	General Manager Strategy and Planning
<b>Officer responsible:</b>	Programme Manager District Planning
<b>Author:</b>	Odette White, Heritage Response Team Planner

**PURPOSE OF REPORT**

1. Clause 4.2 of the Conservation Covenant on this property requires that the owner obtains prior written consent of the Council (in addition to any resource consent required under the Christchurch City Plan) for any modification or alteration of the building. The purpose of this report is to seek Heritage Conservation Covenant Consent from the Council to carry out earthquake repairs on the former Government Buildings (now Heritage Hotel) at 28 Cathedral Square, as per the application in **Attachment 1**. A copy of the Full Conservation Covenant can be seen in **Attachment 2**.



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**EXECUTIVE SUMMARY**

2. The former Government Buildings have a Group 1 heritage listing in the Christchurch City Plan, a Category I registration with the NZ Historic Places Trust (NZHPT) and the property is subject to a Full Conservation Covenant. A Resource Consent and Building Consent for repair works are currently being processed and nearing completion.
3. The building suffered minor damage in the 2010 / 2011 earthquakes and this application is for works to reinstate the building to its pre-earthquake condition, including plaster/cornice/door repairs as well as repainting as necessary. Approximately 10 internal doors need to be repaired/replaced. There will be some exterior stone work repairs undertaken by Goldfield Stone. Additionally there will be some structural remediation as outlined in the Holmes engineering assessment and some fire upgrading work including new fire rated doors and linings. Some minor accessibility items are also addressed.
4. The Heritage Hotel seeks to complete this work urgently so that it can be ready to open once the red zone cordon is removed. The Hotel will be one of the few heritage buildings remaining in Cathedral Square.
5. Heritage and engineering advice sought during processing of the resource consent (as per **Attachment 3** and **Attachment 4**) is supportive of the proposal, recommending a range of conditions to ensure that heritage fabric is repaired appropriately and the building's heritage value is retained. As such, the recommendation to the Hearings Panel is that Resource Consent be approved.

**FINANCIAL IMPLICATIONS**

6. There are no direct financial considerations.

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

7. Covered by existing unit budgets.

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**LEGAL CONSIDERATIONS**

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

8. Not applicable.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

9. Level of Service, Activity 1.4 Heritage Protection.

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

10. Yes, the Council is trying to work with landowners to conserve heritage buildings, and to promote development [in this case repair] that is sensitive to the character and heritage of the city.

**ALIGNMENT WITH STRATEGIES**

11. Not applicable.

**Do the recommendations align with the Council's strategies?**

12. Not applicable.

**CONSULTATION FULFILMENT**

13. Not applicable.

**STAFF RECOMMENDATION**

It is recommended that the Council grant Heritage Conservation Covenant Consent to the proposed earthquake repairs of the Heritage Hotel. Refer to scope of works in the Application for Heritage Conservation Covenant Consent.

**COMMITTEE RECOMMENDATION**

That the Council grant Heritage Conservation Covenant Consent to the proposed earthquake repairs of the Heritage Hotel and in order to speed up conservation covenant work delegate to staff the right to work in with heritage building owners requiring only minor works

**PART B - REPORTS FOR INFORMATION**

**2. DEPUTATIONS BY APPOINTMENT**

**2.1 Canterbury Historic Houses Conservation Trust**

Bill Demeter Chairman of the Trust outlined to the Committee the mission of the Trust, followed by a description of its project to video record vintage homes in the red zone. This will provide Libraries, Historical societies, museums, researchers etc., with a consistent and professional digital record of homes soon to be destroyed.

The first project was a Burwood suburb home called Lake End, for which their Trust was seeking a grant of \$25,000 from the Council.

The Trust were thanked for their presentation and advised that their request would be considered.

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**2.2 IConIC**

Mark Gerrard, Alternate Chair of IConIC addressed the Committee on IConIC's role and its resolve to deal with the immediate problems faced by Heritage /Character building owners, aiming to resolve their immediate concerns

The Group sought the following action from the Council:

1. Request that the Standing Committee communicate to the Christchurch City Council Heritage Staff that their efforts in conjunction with the local New Zealand Historic Places Trust Staff, in providing advice and working with CERA and building owners to save our city's heritage is appreciated and should be acknowledged and endorsed publicly by the Council.
2. Request the Standing Committee agree to financial incentives for Heritage/Character Building and House owners.
3. Request the Standing Committee to ask for reports on the condition/damage of all Council's listed buildings be made available to the public.

The Committee asked staff to report back on these matters.

**3. BRIEFINGS**

**3.1 Arts Update**

The General Manager Community Services provided information on the various arts related groups that were operating in the city following the earthquakes including:

- Performing Arts
- Visual Arts
- Art Service Organisations

Tremendous support had been provided by Creative New Zealand and local institutions such as the CPIT.

The situation concerning the state, use and availability of various venues was provided.

**3.2 Heritage Recovery Plan**

Scoping documents were being prepared for a local Heritage Recovery Plan, which following meetings with the Ministry of Culture & Heritage, CERA and other agencies were at the second draft stage.

The scoping documents currently contained:

- An extension of "built heritage" into culture and District Plan changes
- Objectives & Outcomes
- Regulatory & Non Regulatory methods
- Time Frames

It was seen that if progress is to be made

- The Insurance Council needed to be involved
- Funding is required to strengthen heritage buildings and make them more resilient

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The process by which heritage buildings were being demolished was explained

It was **resolved** that where CERA are considering, or requested by an owner to consider the demolition of a listed heritage building, which has been in receipt of Council Heritage funding, that CERA amend its processes to allow City Council staff to have the opportunity to access the relevant building to undertake heritage and structural assessments, as appropriate.

**4. UPDATE – HERITAGE INCENTIVE GRANTS**

A report from The Programme Manager, District Planning, provided an update of the Heritage Incentive Grants (HIG) funding and included a summary of the Canterbury Earthquake Heritage Fund Trust grant commitment.

**COMMITTEE RECOMMENDATION**

The Committee **decided** to receive the report

The meeting concluded at 12.17pm