

 20. **DECONSTRUCTION/DEMOLITION OF THE SUMNER COMMUNITY CENTRE/MUSEUM BUILDING AND GODLEY HOUSE**

<b>General Manager responsible:</b>	General Manager Community Services, DDI 9418534
<b>Officer responsible:</b>	Strategic Property Analyst
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**PURPOSE OF REPORT**

1. The purpose of this report is to seek Council resolution to the deconstruction/demolition of the Sumner Community Centre and Museum building and Godley House building, under the powers vested in the Canterbury Earthquake Recovery Authority (CERA).

**EXECUTIVE SUMMARY**

2. Both the Sumner Community Centre and Museum building and Godley House have sustained progressive damage since the first earthquake on 4 September 2010 with the 22 February 2011 earthquake causing significant additional irreversible damage to each. It is planned to provide a consolidated Issues and Options report to Council by August 2011 on all of our buildings and facilities which are significantly damaged. However both of these buildings are in a dangerous state currently and continue to deteriorate. Also, the Sumner Community Centre/Museum building is causing significant disruption to surrounding businesses and to traffic flow; hence this recommendation to progress the demolition of both buildings without further delay.
3. Two independent engineering reports have explored options to repair and reinstate each building but such is the severity of the damage, all reports recommend that deconstruction followed by demolition is the only practical option for both buildings.

The Sumner Museum and Community Centre building has sustained significant cracking and 'bowing' of walls, the foundations have settled and the floors have a significant upward bow. A heritage significance report has been prepared which recommends deconstruction of parts of the buildings; to allow the heritage fabric to be recorded and also enable significant heritage elements to be retrieved, followed by demolition.

Godley House is unstable such that even temporary securing or repair of the building is problematic. As much of the structure has already collapsed, the remaining portion would need to be deconstructed with very little of the original heritage fabric remaining.

A heritage significance report has been prepared which recommends deconstruction of the remainder of the building; to allow the heritage fabric to be recorded and also enable significant heritage elements to be retrieved, followed by demolition. (Copies of all of these reports are **attached**).

**FINANCIAL IMPLICATIONS**

4. The cost of deconstruction/demolition and the removal of the demolition debris will be met by our insurance cover.

The Sumner Museum building, built in 1907, is the former Sumner Borough Council Chambers, which is a Group 3 Heritage Item in the Christchurch City Plan. There are several plaques and foundation stones around the building; including the very significant war memorial plaque that is positioned within the splayed SE wall of the building on the corner of Wakefield Avenue and Nayland Street. To the rear of the Museum is the more recent Community Centre building. Most of the original heritage fabric inside the buildings has been lost or covered over with modern materials. However, consideration is being given to recovery of the timber roof trusses in the Community Centre Hall structure, as these are in good condition and could be re-used in the future. It is planned to retrieve these elements through the deconstruction process.

Godley House was built in 1880 and is a Protected Heritage Building in the proposed Banks Peninsula District Plan and is registered as a Category II Historic Place by the New Zealand Historic Places Trust. It is proposed that a photographic record of the building is undertaken, before carrying-out deconstruction to salvage selected heritage fabric.

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

5. As the recommendations are a consequence of the earthquake events, this issue is not addressed in the LTCCP

**LEGAL CONSIDERATIONS**

6. In order to expedite the demolition of these buildings, we are proceeding under the CERA process, hence a resource consent is not required.

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

7. NA

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

8. As the recommendations are a consequence of the earthquake events, this issue is not addressed in the LTCCP

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

9. NA

**ALIGNMENT WITH STRATEGIES**

10. Due to the exigencies of the Earthquake Recovery process, this recommended action is outside of 'normal' strategic process.

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

11. NA

**CONSULTATION FULFILMENT**

12. Due to the level of damage which the buildings have sustained, deconstruction followed by demolition is unfortunately the only option available to Council.

If Council agrees to this recommendation to deconstruct/demolish the buildings, it is proposed that Council prepare an immediate communication for the respective Community Boards and the wider local communities confirming our plan of action. There has been local publicity highlighting the damage to the buildings such that there is a high level of awareness in each community (both business and residential) that demolition of each building is the only viable option.

There have been three retrieval sessions provided to the affected users of the Sumner Museum and Community Centre building to recover their possessions. All items have been retrieved; with the exception of a safe within the Museum building which could not be opened or removed. The Museum user group has agreed that they will be able to recover the safe following demolition.

As Godley House has sustained such major damage and is unsafe, only limited opportunities have been possible to retrieve possessions. We are hopeful of retrieving selected tenant possessions and chattels at the time of deconstruction, subject to the approval of the engineer at the time.

**STAFF RECOMMENDATION**

It is recommended that the Council agree to the demolition of the Sumner Community Centre and Museum building and Godley House