

**BEFORE INDEPENDENT HEARING COMMISSIONERS
IN CHRISTCHURCH**

TE MAHERE Ā-ROHE I TŪTOHUA MŌ TE TĀONE O ŌTAUTAHI

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the hearing of submissions on Plan Change 14 (Housing and Business Choice) to the Christchurch District Plan

**STATEMENT OF PRIMARY EVIDENCE OF AMANDA EMMA OHS ON BEHALF
OF CHRISTCHURCH CITY COUNCIL**

HERITAGE

QUALIFYING MATTER: HERITAGE (LISTED HERITAGE ITEMS)

Dated: 11 August 2023

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EXECUTIVE SUMMARY

1. My full name is **Amanda Emma Ohs**. I am a Senior Heritage Advisor.
2. I have prepared this statement of evidence on behalf of the Christchurch City Council (the **Council**) in respect of the heritage Qualifying Matter (**QM**) including matters arising from the submissions and further submissions on Plan Change 14 to the Christchurch District Plan (the **District Plan; PC14**) My evidence specifically relates to the heritage significance assessments that have been undertaken in response to submissions regarding existing and proposed Heritage Items.
3. The key points raised in my evidence concern the boundaries of heritage settings, the potential for further Heritage Items to be included in Schedule 9.3.7.2 (the **Schedule**) as a Heritage Item, the heritage values of Central City Heritage Items in relation to zones and the potential for the de-listing of Heritage Items, that is, the removal of Heritage Items from the Schedule.
4. My recommendations in response to submissions, are in summary:
 - (a) I do not support the removal or the expansion sought of the Papanui War Memorial Avenues (Heritage Item 1459).
 - (b) I do not support the removal of 9 Ford Road (1439), 129 High Street (1403), 159 Manchester Street (1402), 35 Rata Street (1433), and 25 baches in Taylors Mistake as sought.
 - (c) I do not support the reduction sought of Heritage setting 655 (Former Dwelling Stevenholme/Rannerdale House), Heritage setting 555 (Commercial Building Façade, Former A J Whites, 181 High Street) or Heritage setting 336 (New Regent Street).
 - (d) I support an amendment of Heritage Setting 684 (Riccarton Tea House) with revision of what is sought.
 - (e) I support the amendment sought to Heritage Setting 423 (Dwelling, 27 Glandovey Road), and for Former Spreydon Lodge (Heritage Item 1461 – no Heritage Setting ID number has been allocated)
 - (f) I do not support the scheduling of the 20th Battalion and 20th Regiment War Memorial, Barnett Avenue Pensioners' Cottages or 111 Hackthorne Road.

- (g) I do not support the scheduling of the Former Law Courts, the Upper Riccarton War Memorial Library or Princess Margaret Hospital at this time.
- (h) I support the city centre zone rules and heritage sites and heritage height overlays and interfaces – New Regent Street, Arts Centre, Victoria Street and Cathedral Square, including the extension of Victoria Street that is sought to include 70 Kilmore Street.
- (i) I do not support zoning change sought in the city blocks bounded by Montreal Street, Cambridge Terrace and Armagh Street.
- (j) I support consideration of protection for Heritage Items Hagley Park, Cranmer and Latimer Squares from surrounding inappropriate development that could impact their heritage values.
- (k) I do not support the removal of heritage items 463 (Former Holy Name Seminary incorporating Baron's Court/Kilmead, Motor House and setting); 1060 (Mitre Hotel and setting); 465 (St James Church and setting); 602 (Daresbury and setting); 78 (Harley Chambers and setting) or 390 (Former Dwelling and setting) from the Schedule.
- (l) I support a reduction in the extent of Heritage item 463 (Former Holy Name Seminary incorporating Baron's Court/Kilmead, Motor House and Setting).
- (m) I support a reduction in the extent of Heritage Setting 287 (Former Dwelling and setting, 32 Armagh Street/325 Montreal Street).

INTRODUCTION

5. My full name is **Amanda Emma Ohs** and I am the Senior Heritage Advisor at the Council. I have over 20 years' experience in the field. I hold a BA Honours degree in art and architectural history from the University of Canterbury and Post Graduate qualifications in heritage management.
6. I am experienced in heritage significance and heritage impact assessments in the context of my role at the Council. I have led research and assessment programmes for Heritage Items and reviewed and developed revised Heritage Item assessment criteria and methodologies for the District Plan Review in 2015. I provided expert evidence to the Independent Hearings Panel for the Christchurch District Plan Review in 2015 and have provided

expert heritage evidence at resource consent planning hearings. I am a full member of ICOMOS New Zealand.

7. In preparing this evidence I have:
 - (a) Read the submissions relating to my evidence and area of technical expertise.
 - (b) Undertaken site visits to Harley Chambers, 137 Cambridge Terrace, 32 Armagh Street/325 Montreal Street cottage, Mitre Hotel, St James Church and Daresbury.
 - (c) Contacted submitters and owners of buildings subject to de-listing submissions (Antonio Hall, 32 Armagh Street/325 Montreal Street cottage, Harley Chambers, Daresbury, Mitre Hotel, St James' Church) to request site visits and further information relevant to their submissions.
 - (d) Undertaken research, where necessary regarding proposed new heritage items and changes to settings. For this I have consulted historic aerials and newspapers; Council heritage files and property records; Certificates of Title and Deposit Plans.
 - (e) Reviewed Statements of Significance and Heritage Aerial Maps, where necessary, in response to submissions.
 - (f) Reviewed the draft evidence of:
 - (i) William Fulton;
 - (ii) David Pearson;
 - (iii) Chessa Stevens;
 - (iv) Timothy Holmes
 - (v) Clara Caponi;
 - (vi) Stephen Hogg;
 - (vii) Gavin Stanley;
 - (viii) Philip Griffiths;
 - (ix) Ms Glenda Dixon;

- (x) Dr Ann McEwan;
 - (xi) Matthew Stobbart; and
 - (xii) Suzanne Richmond
- (g) Reviewed the following documents:
- (i) PC 14 Provisions as they relate to heritage¹;
 - (ii) Section 32 Evaluation of PC 14 prepared by the Council, including appendices²;
 - (iii) Draft Section 42A Report on heritage prepared by the Council, including appendices;

8. I am authorised to provide this evidence on behalf of the Council.

QUALIFICATIONS AND EXPERIENCE

9. I hold the qualifications of BA with First Class Honours, majoring in Art History from the University of Canterbury, and a Post Graduate Diploma in Cultural Heritage Management from Deakin University, Melbourne.
10. I have 22 years' experience in heritage conservation management and research in the Heritage Team at the Council. During this time, I have undertaken many research and significance assessments and led research and assessment update programmes for Heritage Items. This has included identifying and assessing potential new Heritage Items. I have also undertaken spatial identification and mapping of heritage items and settings.
11. My role includes provision of heritage advice on resource consent applications, which involves assessing impacts of proposed works such as repair, alteration and strengthening works on heritage values and significance of scheduled Heritage Items and settings.
12. I am a member of ICOMOS New Zealand, and DOCOMOMO New Zealand. I am a past co-convenor and current member of the Australia ICOMOS and ICOMOS New Zealand Joint Scientific Committee on Risk Preparedness (**ANZCORP**).

¹ [Plan-Change-13-Rules-package-for-notification-2023-03-17-final.PDF \(ccc.govt.nz\)](#); [Proposed Housing and Business Choice Plan Change \(PC14\) : Christchurch City Council \(ccc.govt.nz\)](#)

² [PC13-Section-32-report-for-notification-March-2023.PDF \(ccc.govt.nz\)](#); [Proposed Housing and Business Choice Plan Change \(PC14\) : Christchurch City Council \(ccc.govt.nz\)](#)

CODE OF CONDUCT

13. While this is a Council hearing, I have read the Code of Conduct for Expert Witnesses (contained in the 2023 Practice Note) and agree to comply with it. Except where I state I rely on the evidence of another person, I confirm that the issues addressed in this statement of evidence are within my area of expertise, and I have not omitted to consider material facts known to me that might alter or detract from my expressed opinions. I confirm that, while I am employed by the Council, the Council has agreed to me providing this evidence in accordance with the Code of Conduct.

SCOPE OF EVIDENCE

14. My statement of evidence addresses the following matters:
- (a) Submissions seeking amendments to the extent of Heritage Items and Settings in the Schedule;
 - (b) Submissions seeking the inclusion of new heritage listings in the Schedule;
 - (c) Submissions opposing new Heritage Item listings;
 - (d) Submissions seeking changes to the proposed central city zone rules in relation to: New Regent Street and Arts Centre height overlay and interface; Cathedral Square and Victoria Street height overlay; and Hagley Park, Cranmer and Latimer Squares;
 - (e) Submissions seeking the removal of Heritage Items from the Schedule (de-listings).
15. I address each of these points in my evidence below.

SUBMISSIONS SEEKING TO AMEND THE EXTENT OF HERITAGE ITEMS AND SETTINGS

16. A number of submitters have sought to amend the extent of heritage items and settings. Some submitters seek to reduce the area included in the setting for heritage items, as they consider the specific settings as notified in PC14 do not reflect the current situation on the ground due to changes in ownership, use, subdivision or development. In some cases, it is submitted that the whole area of a setting as notified in PC14 does not possess heritage significance to warrant inclusion.

Papanui War Memorial Avenues (Heritage Item 1459)

17. A number of submissions have been received on this proposed new 'Highly Significant' Heritage Item. A number of submitters support the scheduling of Heritage Item 1459 (#206, #765, #1019, #1020, #1021). One submitter opposed the scheduling of the War Memorial Avenues as a Heritage Item (#1067). Some submitters also express concern that intensification in these streets could impact their heritage value, as well as the health of the trees (#1019, #1020, #1044, #1050). Submission points concerning the heritage and character of the residential properties in some of the streets where Heritage Item 1459 is located, and which seek a reduced intensification or heritage area protection for specific streets are outside my area of expertise and are addressed in the evidence of Ms Glenda Dixon and Dr Ann McEwan.
18. The proposed Heritage Item is comprised of the trees and plaques. The road reserve itself, and the land and residential properties within the 16 streets do not form part of the Heritage Item.
19. Whilst groups of trees and plaques are not common in the Schedule there are precedents for the inclusion of this type of place as a Heritage Item – namely the Poplars, Lamp Standards and Setting (Heritage Item 643), the Pilgrims Landing Site and Setting (Heritage Item 736), and Kingsford Smith Landing Site (Heritage Item 632).
20. Some submitters appear to seek to extend the area of this QM to include the road reserve in the protection of all streets (#1021 Matty Lovell), or in specific streets (Windermere Road #709 Philippa Tucker). I do not consider that the road reserve itself has heritage value, as these streets were established separately to the planting of the war memorial tree plantings, and many of the streets were established in advance of the war memorial plantings. Therefore, I do not support the relief sought in these submissions to include the road reserve as part of the Heritage Item.
21. Submissions #329 (D Mahoney) and #709 (Philippa Tucker) sought heritage protection be extended to include the adjacent dwellings. Some submitters (#206, #306, #329, #1004, #1019, #1020, #1044, #1050) opposed intensification in some or all streets that are part of the Papanui War Memorial Avenues. In my opinion, it is not appropriate or justified to extend the QM – in this case the Heritage Item to include the adjacent dwellings in the 16 streets. It is the tree avenues and the plaques which form the memorial and are therefore of heritage significance. The houses are not part

of the memorial and have no direct association with the war memorial – they have no commemorative value. Given the scale and typology, the dwellings would more appropriately be considered for heritage protection separately as a Residential Heritage Area (**RHA**). This is beyond the scope of my evidence. Dr McEwan and Ms Dixon address the RHA potential of some of the 16 streets in their evidence, in response to submissions requesting heritage protection for specific streets.

22. Submission #206 (Emma Wheeler) seeks for the plaques, trees and the people using St James Avenue and Windermere Road to be protected by making them 'Category 1' streets. I note that Category 1 is Heritage New Zealand Pouhere Tāonga Act 2014 terminology for historic places and does not relate to District Plan terminology (Highly Significant and Significant). I note that Heritage Item 1459 is 'Highly Significant' which is the highest status for Heritage Items in the Schedule.
23. Submission #1050 (Defyd Williams) raised concerns that the trees which form part of the Heritage Item could be impacted by major building developments, including damage to the roots by ground works or heavy traffic, and shading of the trees by adjacent high buildings could lead to their declining health. In my opinion appropriate provisions to protect the trees are required in order that the heritage values of the Heritage Item are maintained. In house management mechanisms such as a maintenance plan and integrated project planning for street renewals will also contribute to the protection and also enhancement of the heritage values of the Papanui Memorial Avenues.
24. Evidence of Mr Matthew Stobbart addresses the potential threats and opportunities associated with intensification of the Papanui Memorial Avenues, and the evidence of Ms Suzanne Richmond addresses the proposed provisions in regard to this.
25. One submitter, Ms Catherine Elvidge (#1067 – PC 13 only submission) opposed the scheduling of this Heritage Item. I consider the item is of heritage value to the Christchurch District, and has met the requirements of Policy 9.3.2.2.1 (Identification, assessment and scheduling of heritage items). I concur with the Statement of Significance³. The Council has received a number of submissions in support of this new Heritage Item, and members of

³ [Plan-Change-13-Statements-of-Significance-New-Items.PDF \(ccc.govt.nz\)](#)

the community have shown an active interest in recognising and protecting the memorial trees in recent years.

26. Ms Elvidge requests that the plaques not be included as part of the scheduled Heritage Item, and notes they are in Council ownership so there is no benefit to scheduling. A number of Council owned properties are scheduled Heritage Items – and whilst internal management can provide some protection, District Plan scheduling provides visible, formal and public processes to promote appropriate heritage protection.
27. Scheduling the plaques as part of Heritage Item 1459 will ensure provision of heritage advice into decision making around changes and future planning in the streets to ensure retention of heritage values and fabric. I note that scheduling also provides a public acknowledgement and status for heritage places – a statement of what the community values, as well as statutory protection. In my opinion the plaques will benefit from formal protection in the District Plan, as in the past they have been stolen or removed (for example with a change of street light poles) and not always or regularly replaced due to lack of provision for their associated heritage values.
28. The plaques were funded by local residents and the RSA and were originally installed in conjunction with the planted memorial tree avenues⁴ and in my opinion, they are an integral part of the memorial. The plaques alert locals and visitors of the significance of the avenues and provide a formal marking of the war memorial avenues in a readily recognisable format. As noted above, there is precedent for plaques to be part of Heritage Items and I consider that there is justification in this case for them to be part of Heritage Item 1459 in terms of heritage values. In conclusion, I consider it is appropriate to schedule the War Memorial Avenues – trees and plaques - on account of their significance, and I do not support the relief sought.
29. Alternatively, Ms Elvidge sought to reduce the extent of this QM by: amending the listing to include specific aspects of the streets which comprise the item; excluding the plaques and only scheduling trees from the original memorial planting or those of significant landscape value; and including the trees in sub-chapter 9.4 Significant and other trees instead of sub-chapter 9.3 Historic Heritage.

⁴ [Plan-Change-13-Statements-of-Significance-New-Items.PDF \(ccc.govt.nz\)](#)

30. Ms Elvidge considers there is a lack of clarity in the description as “Papanui War Memorial Avenues” and requests that if the Heritage Item relates only to the plaques and trees this should be specified in the Schedule. I agree that clarity of the extent of the heritage item could be improved and suggest that this could be done by amending the description and/or name field in the Schedule to “Papanui War Memorial Avenues – trees and plaques.” This could be further clarified on the heritage aerial map and in the schedule to identify that the road reserve is not part of the Heritage Item. Ms Richmond addresses this in her evidence. Ms Elvidge seeks that only trees from the original memorial planting or those of significant landscape value are scheduled. I am not qualified to comment on whether the War Memorial Avenues have significant landscape value, however I can address the request to limit the Heritage Item to original plantings.
31. The trees that make up the Papanui War Memorial Avenues Heritage Item are a living memorial - the age and nature of this living memorial means that not all the original plantings have survived to this day.
32. Change over time in the absence of planning controls has contributed to some of the avenues now being made up of different eras and species of trees, in addition to the original plantings. Different species have been planted in some cases because the original species were not suitable or did not thrive or became unsuitable. Scheduling the trees as Heritage Items will ensure that removals and replacement plantings retain the heritage values of the war memorial.
33. In my opinion the heritage significance of the Papanui War Memorial Avenues is not reliant on the original plantings or the original species remaining in the 16 streets. The date and species of the trees in each street has been identified and this was taken into account for the heritage assessment.
34. Ms Elvidge sought to include the trees in sub-chapter 9.4 Significant and other trees instead of sub-chapter 9.3 Historic Heritage. Based on my discussion above, I consider the Papanui War Memorial Avenues meet the requirements of the scheduling policy in Chapter 9.3. They have intangible historical, social, cultural and memorial values which are in my opinion appropriate to be recognised with heritage status. I am not familiar with the tree assessment criteria and methodology or scheduling policies in order to

determine whether they would also meet the requirements for recognition in that chapter.

Former Dwelling Stevenholme/Rannerdale House and setting, 59 Hansons Lane

35. The Rannerdale Trust (#1055) seek to reduce the setting (Heritage Setting 655) of Heritage Item 234 - Former Dwelling Stevenholme/Rannerdale House – to the immediate land parcel (**Appendix 1**). The submitter considers that the proposed heritage setting (**Appendix 2**) does not reflect the existing, modified environment and that vehicle access and parking areas that serve the house do not meet the definition of *heritage setting*.
36. In my opinion, the notified heritage setting under PC14 does in fact reflect the existing modified environment and meets the definition of *heritage setting*. The grassed and sealed area to the and north-east provides vital open space that enables the large-scale house to be viewed. The open space to the north and north-east also reflects the historical landscape elements of lawn and driveway access which appear to have been formalised in the 1960s based on historic aerials (**Appendix 3**). It is important to retain this aspect of the historical landscape given the extensive change and development on the site which until recent times provided a large area of landscaped open space characteristic of this once rural homestead. Inclusion of this area in the Heritage Setting as notified under PC14 will provide the necessary protection for maintaining the heritage values of the Heritage Item.
37. The PC14 notified setting is reduced from that included in the District Plan and in my opinion, it responds to the recent subdivision and driveway access.
38. The inclusion of the driveway in the setting boundary is intended to provide the appropriate protection of the heritage values of the Heritage Item in relation to maintaining access and its contextual values associated with the access and landscaping by requiring resource consent for any proposed changes to the easement. Maintaining access to Heritage Items is a key aspect of adaptive reuse and heritage retention. I note access is specifically included in the heritage setting definition and matters of discretion for subdivision consent.
39. For the reasons outlined above, I do not accept the relief sought by the submitter to reduce the notified setting.

Riccarton Tea House, 165 Racecourse Road

40. Council proposed a setting in PC14 as notified which reduced the setting for Riccarton Tea House in the District Plan (Heritage item 452 Heritage Setting 684). The submitter (Canterbury Jockey Club, #1059) seeks to reduce this further, as identified on a map in their submission (**Appendix 4**). I do not support the squared off setting put forward in the submission as it does not relate to the landscape forms of the setting that are integral to the contextual values of the tea house. I support a reduction of the notified Setting, however not to the extent or design that the submitter seeks – I have proposed a revised setting in **Appendix 5**.
41. I consider this revised setting to be the minimum required in order to ensure views and physical connection to the racecourse are maintained, as well as protecting important landscape features such as the evidence of the former moat and the treed perimeter. In my opinion, retaining the unimpeded physical and visual connection of the tea house with the racecourse is an important aspect of the heritage values of the tearooms, which enabled women to participate in the spectator sport as they were denied access to the stands due to alcohol being served there.
42. I accept the exclusion of part of the tree lined accessway leading to the area of the site in which the tea house is located. It is usual practice for Settings to include accessways from the street as this is usually key to their heritage values, historical and ongoing use. However, in this case, given the great distance of the tea house from the main entry point to the racecourse site, I do not consider it is justified to include the accessway in whole or part.
43. The proposed revised Setting reduces the operative setting area to the south-west beyond the moat as this is a grassed area, more utilitarian in character, with accessory buildings. The proposed Setting reduces the operative setting to the west and brings the boundary closer to the moat landforms but includes the tree perimeter on the other side of the moat landforms as this was part of the original landscape design.
44. In conclusion I do not support the revised Setting requested in the submission, however I do support a reduced setting from that in the proposed plan as shown in **Appendix 5**.

Dwelling and setting, 27 Glandovey Road/ 7 & 9 Thornycroft Street

45. Submitters (Whiting #1070 and Peebles #1072) seek to reduce the Setting (423) of the Heritage Item 209, a dwelling in Glandovey Road. The Setting

outline in PC14 as notified relates to previous land parcels, and I accept that it is necessary to update to reflect the current situation and still retain an appropriate heritage setting for the Heritage Item.

46. I agree with the submitters that the properties at 7 and 9 Thorneycroft Street have no physical relationship to 27 Glandovey Road. In addition, these properties are not integral to the contextual heritage values of the Heritage Item or its function, meaning and relationships. They were historically part of the site associated with the house, but this has changed over time. The operative and proposed Setting outline relates to the previous property ownership and subdivision pattern.
47. Nos 7 and 9 Thorneycroft Street (now 9 Thorneycroft Street) housed a 1940s semi-detached dwelling which was demolished in c2002. The two land parcels were combined and reduced from the west, and the west corner brought into the land parcel on which Heritage Item 209 sits.
48. Given the long-term association of the land at what is now 7 Thorneycroft Street as part of the landholdings of the dwelling, it would be appropriate to retain it as part of the Setting if it were in the same ownership as Heritage item 209, or if it had a strong physical, use or visual association with the Heritage Item. Neither are the case. The area of land fronting Thorneycroft Street adjacent to 5 Thorneycroft Street (present day 7 Thorneycroft Street) has been associated with the house at 27 Glandovey Road since its construction in 1933. It is unclear what the area was used for – from historical aerials⁵ it appears to have contained a shed and mown grass.
49. In conclusion, I do not consider that 7 and 9 Thorneycroft Street are integral to the contextual heritage values, function, meaning and relationships of Heritage Item 209. I consider that the current immediate land parcel of 27 Glandovey Road meets the definition of heritage setting and propose an amended setting as per the map in **Appendix 6**.

Commercial Building Façade and Setting Former A J Whites, 181 High Street

50. The submitter (Richard Peebles, #1073) seeks a reduction of the Heritage Setting (555) to align with the extent of the Heritage Item (1313) which is a façade. I note that the proposed Setting has not changed from that which is in the District Plan. The Heritage Setting is already less than the land parcel on which the Heritage Item is located, which limits the extent of regulation on

⁵ [Historical Aerial Imagery \(canterburymaps.govt.nz\)](http://canterburymaps.govt.nz)

the site as a whole. The Setting as proposed is in my opinion integral to the contextual heritage values of the Heritage Item and meets the definition of Heritage Setting in the Proposed Plan. The Heritage Setting reflects the historical extent of the building prior to the earthquakes, of which only the façade now remains. In this way the proposed Heritage Setting it is key to the meaning and relationships of the Heritage Item, as per the Heritage Setting definition. Therefore, I do not support the relief sought in this submission.

Duncans Buildings and setting, 135 High Street

51. The submitter (Duncans Lane Limited, #1085) opposes an increased spatial extent of Heritage Item (1432) and Setting (604) for Duncans buildings. In fact, the spatial extent of the Heritage Item has significantly reduced from the District Plan to reflect the current situation on site. The Heritage Item has been reduced to the façade for 143,147, 151 and 155 High Street. These are the buildings owned by the submitter. This overall reduction of the Heritage Item outline results in less regulation for the owners. The Setting is as existing and has not changed from the District Plan.
52. On close inspection of the heritage aerial map, it is evident that a small area has been incorrectly included in the Heritage Item outline – this does not correspond to an area of building or heritage fabric and therefore this area has been removed from the Heritage Item outline in the attached plan (**Appendix 7**).
53. I do not agree with the relief sought by the submitter - to retain the existing spatial extent of the Heritage Item and Setting – as this would not reflect the current situation on the ground. Alternatively, I agree to an amended Heritage Item to correct the error identified above, and have attached a proposed revised heritage setting map in **Appendix 7**.

New Regent Street setting

54. The submitter (Catholic Diocese #823) opposes the extent of the Heritage Setting for New Regent Street (Heritage Setting 336, associated with Heritage Item 404). The submitter seeks a reduction of the Setting so that it ends at the southern-most edge of Armagh Street, where New Regent Street meets Armagh Street. This is on the basis that the modern buildings fronting Armagh Street and the road reserve have no apparent heritage values that warrant a Heritage Setting.

55. In my opinion the corner sites fronting Armagh Street and the area of Armagh Street road reserve at the end of New Regent Street are integral to the contextual heritage value of the New Regent Street Heritage Item.
56. The street was designed and developed as a whole, including these land parcels. Although the original buildings have unfortunately been demolished over time, the land parcels and modern buildings evidence the history of New Regent Street and contribute to its continuity and streetscape values.
57. Inclusion of the whole street within the Heritage Setting is key to the function, meaning and spatial relationships of the Heritage Item – which is the only commercial street in New Zealand to have been designed as a whole. I consider that regulation of the activity on the two land parcels on the corner of New Regent and Armagh Streets as part of the Heritage Setting is justified as it has potential to impact on the heritage values of the street – for example through a design or scale of building which does not maintain the continuity of the Heritage Item or its streetscape values.
58. I consider that regulation of activity within the road reserve that forms part of the Heritage Setting is justified as it has potential to impact on the heritage values of the New Regent Street Heritage Item – for example impacts on views to and from within the street as a result of the introduction of streetlamps, tram poles or traffic management structures.
59. For the reasons outlined above I do not agree with the relief sought by the submitter.

Former Spreydon Lodge setting, 2 Monsaraz Boulevard

60. Danne Mora Limited (#903) is seeking an amendment to the Heritage Setting for proposed new Heritage Item former Spreydon Lodge and Setting, 2 Monsaraz Boulevard (Heritage Item 1461). The submission seeks for the setting to align with Lot 1 DP 517333.
61. The relief sought in the submission in terms of the Setting extent is provided by the amended heritage aerial map 862 at Attachment 6 in Council's submission on the proposed plan.⁶ The submitter's representative confirmed that their desired Heritage Setting outline fully aligns with that in the Council

⁶ [Attachment 6 – Spreydon Lodge \[PDF, 722 KB\]](#)

submission in an email dated 6 July 2023. Therefore, no amendment is required.

62. In a further submission (#2066) they seek an amendment to the Statement of Significance for the Heritage Item: the following additional sentence be added at the end of the Historical and Social Significance section:

In June 2023 consent was granted for the full use of Spreydon Lodge as an office. At the same time the property was subdivided into two lots, one of which provides for the official setting of the Lodge with an area of 3293m2 on the corner of Halswell Road and Monsaraz Boulevard.

63. I agree to this and have attached an amended Statement of Significance as **Appendix 8**. In conclusion I agree to the relief sought by the submitter.

SUBMISSIONS SEEKING NEW HERITAGE LISTINGS

64. The Schedule is regularly updated as research and identification continues to be undertaken. Additional Heritage Items are added to the Schedule on an ongoing basis, with a view to reflecting current community values, and with the aim of a comprehensive schedule that represents the historical development of the District. The Christchurch Contextual Historical Overview (2005, updated 2013)⁷ provides a basis for identification. This document sets out an overview of the history of the City and identified scheduled places which represented historical themes. The report also recommended additional specific places which represented important historical themes to be added to the Schedule.
65. From time to time the public make suggestions to heritage staff of places for consideration as Heritage Items. As part of this proposed plan 44 new Heritage Items have been added. Submissions have sought the addition of six Heritage Items, which I consider below. Additions to the Schedule must meet 9.3.2.2.1 Policy – Identification, assessment and scheduling of heritage items.

⁷ [Christchurch-Contextual-Historical-Overview-Revised-2013.pdf \(ccc.govt.nz\)](#)

20th Battalion and 20th Regiment War Memorial, Jane Deans Close

66. Three submitters (#1045, #1090, #636) seek the addition of this memorial (consisting of a plaque on a lamp standard dating from c1990) to the Schedule. Photographs are provided in **Appendix 9**.
67. This plaque commemorates the fallen of the 20th Battalion and 20th Regiment. It reads *“Dedicated to the memory of members of the 20th N.Z Infantry Battalion & 20th N.Z. Armoured Regiment who lost their lives in the 1939-45 War. Originally an Infantry Battalion it was the first Infantry Unit to leave the South Island during that war. The original Memorial to the fallen was erected near this site in 1948. Lest we forget. Greece, Crete, North Africa, Italy.*
68. Research to date indicates that the memorial feature in Jane Deans Close is located near the site of the vocational training centre for disabled servicemen built in 1944-46 on Riccarton Road. A memorial avenue of Fir trees was planted at this centre on 2 September 1949 commemorating the 20th Battalion and 20th Regiment. It was known as 20th avenue. A memorial plaque was also installed somewhere on the memorial avenue in c. late August 1949. In the 1960s the Disabled Serviceman’s League were advertising basket ware, upholstery, French polishing and furniture making services.
69. The present-day memorial plaque was likely installed in the late 1990s on part of the extensive former site of the rehabilitation centre, which was demolished by 2000.
70. The feature is located in the road reserve and in Council ownership. Council maintains the memorial (as a Parks asset), so it has a level of protection via management, however, scheduling in the District Plan could provide an additional layer of protection from any proposed alterations or removal in the future with changes to the road reserve.
71. Dr McEwan has undertaken research on the feature for the Council and does not support its scheduling as a Heritage Item – this is addressed in her evidence. A Statement of Significance has not been drafted as this feature does not readily fit with the heritage assessment methodology and scheduling policy in PC14.
72. In my opinion the feature has some historical, social and cultural heritage value on account of its memorial purpose. The feature appears to have some cultural value to parts of the Christchurch community, which is

evidenced by the submissions and by the regular ANZAC ceremonies held there (according to Submissions #1045 and #1090). In my opinion, any war memorial no matter how modest a feature has some heritage value to a community however I am not convinced that the structure itself warrants Scheduling under PC14. The structure lacks tangible heritage values – although it is now possibly 30 years old, it is not of any particular craftsmanship or architectural significance. I consider it has low to moderate authenticity and integrity due to it being a replacement memorial, not on but near the site of the lost original memorial avenue, and with a different context.

73. While it is not common for plaques to be scheduled Heritage Items, there is some precedent with the Pilgrims Landing Site and Setting (Heritage Item #736), and Kingsford Smith Landing Site (Heritage Item #632). With these Heritage Items, the sites are of clear significance to the Christchurch District, and the plaques and markers are secondary to that intangible significance connected with the sites. The Pilgrims landing site marker (rock and plaque) dates from 1934. The Sumner War Memorial Lamp Standards form part of a wider Heritage Item including the Esplanade, Tuawera/Cave Rock and Pilot/Signal Station and sea walls (Heritage Item #1288). The Sumner memorials date from the 1920s and have craftsmanship, architectural/aesthetic and contextual values as well as historical and commemorative values.
74. The threshold for scheduling is set at a necessarily high bar – places need to be of significance to the Christchurch District. I do not deny the memorial has heritage value to the community, however I am not convinced it meets the policy for scheduling due to its more local and modest level of significance, and its low integrity and authenticity and therefore I am not able to support the memorial being added to the schedule.

Former Law Courts, 282 Durham Street

75. Historic Places Canterbury (#835) seek that the former High Court, 282 Durham Street be added to the Schedule. Council heritage staff have undertaken research and an initial assessment of the building and setting. This documentation in my opinion indicates that the building possesses the heritage values in Appendix 9.3.7.1 and is of significance to the Christchurch District.

76. The Christchurch Contextual Historical Overview⁸ recommended the former law courts be added to the Schedule (Chapter 20: Justice, law and order. III Further possible listings).
77. The buildings and setting have historical/social and cultural values. Elements of the present complex provided a venue for judicial proceedings for between thirty and forty years. From 1989-2017 the main court building was in use and numerous era-defining trials took place there. The buildings have architectural/aesthetic and technological/craftsmanship value. They were designed by the Ministry of Works. The use of highly finished materials such as marble and polished timber in conjunction with raw and aggregate concrete panels is typical of Christchurch's Brutalist style architecture and is a feature that the Law Courts share with the neighbouring Christchurch Town Hall. The buildings and setting have contextual values as a landmark on Durham Street and for their location adjacent to Victoria Square and relationship with the Town Hall in terms of materials and architectural style.
78. There is a current resource consent for major alterations to the building, and work was underway at the time I visited the site in June 2022. The owners recently (August 2023) confirmed that the works have not yet been completed. I consider it will be appropriate to undertake an updated assessment once the alterations are completed. Given the identified heritage values of the building and setting, once this information becomes available, I consider the building and setting should be scheduled if they are assessed as meeting Policy 9.3.2.2.1 C.

Upper Riccarton War Memorial Library, 372 Riccarton Road

79. The Civic Trust (#908) and Historic Places Canterbury (#835) seek for this to be added to the Schedule. The building is in Council ownership.
80. The heritage values of the building and setting have been researched and assessed. The Statement of Significance is attached (**Appendix 10**). This indicates that the building meets Policy 9.3.2.2.1 – Identification, assessment and scheduling of heritage items in terms of b.i. The statement has been peer reviewed by Dr McEwan, and she addresses the significance of the building in her evidence.
81. The building sustained damage in the Canterbury Earthquakes. A detailed Seismic Assessment (**DSA**) was undertaken by Frontier Engineering (1

⁸ [Christchurch-Contextual-Historical-Overview-Revised-2013.pdf \(ccc.govt.nz\)](#)

September 2017).⁹ The report assessed the building as 15% of NBS (New Building Standard), recommended additional structural members and additional connections be installed at ceiling level to ensure load transfer occurs between the roof and the unreinforced clay brick walls and that a Fibre Reinforced Polymer (**FRP**) textile or similar be applied with a structural mortar to all unreinforced clay brick walls. In my opinion the exterior brickwork is an important of the architectural/aesthetic and technological/craftsmanship, therefore I consider this methodology would be detrimental to those heritage values. Alternative engineering options may be able to be suggested by an appropriately qualified and experienced engineer.

82. An earthquake prone building notice was issued in November 2017 under Section 133AR of the Building Act 2004, and the building was required to be fenced and closed under instruction of the Council's Building Consenting and Compliance Group (6 November 2017). The building has remained vacant since that time.
83. Council previously administered and leased the land to a trust - the Upper Riccarton War Memorial Library Incorporated – which surrendered the lease due to financial and operational difficulties. The Council resolved on 10 February 2022 (CNCL/2022/00015) to accept the vesting of the library buildings in Council and demolish the buildings. The staff report to Council estimated costs at \$350-400K (excluding GST, consultant and unknown costs), which were stated in the report as being considered 'uneconomic to strengthen/ repair/refurbish'. The decision attracted criticism by heritage advocates for what they perceived as a lack of community consultation. In response Council staff have since been investigating potential use options and seeking further professional advice on costings and engineering and have not progressed demolition.
84. Council's asset staff have advised: there is no funding allocated for this property in the Council's Long-Term Plan (Email from Barry Woodland to Amanda Ohs 1/6/2023). A report prepared for Selena Robertson, Project Manager – Vertical Capital Delivery, Christchurch City Council by Rhodes and Associates dated 3 August 2023 estimated the repair and strengthening works at \$614,000¹⁰. A structural report commissioned by Council asset staff was underway but not yet complete at the time of preparing this evidence.

⁹ Due to the length of the report it has not been appended but can be made available to the Panel on request.

¹⁰ Due to the length of the report it has not been appended but can be made available to the Panel on request.

85. The information available at the time of writing indicates that although the building is of heritage significance to the District, it may be unreasonable or inappropriate to schedule it for engineering and financial reasons. In addition, depending on the options possible, a strengthening scheme could compromise its heritage significance. In the absence of an updated engineering scheme, in my opinion, it is not appropriate to schedule the building at this time. Given the assessed heritage significance of the building, once this information becomes available, I consider the building should be scheduled if it is assessed as meeting Policy 9.3.2.2.1.c.

Princess Margaret Hospital, 97 Cashmere Road

86. The Civic Trust (#908) and Historic Places Canterbury (#835) seek for this building to be added to the Schedule 'as soon as is practicable.'
87. The building was designed by A. H. Manson of Manson, Seward & Stanton in 1946-52 and built in 1952-61. It is one of two remaining large brick buildings in Christchurch to demonstrate the influence of Scandinavian and Dutch modernism on New Zealand architecture.
88. The Christchurch Contextual Historical Overview, 2005 (updated 2013)¹¹ recommended Princess Margaret Hospital be added to the Schedule. The report states in Chapter 28: Health, hospitals and related institutions, III. Further possible listings:

"That there are so few buildings associated with the provision of health and welfare services listed and that some key listed buildings in this area have been lost as a result of the earthquakes makes the identification and listing of further such buildings a task that should be given priority. Attention should focus on Princess Margaret Hospital and Burwood Hospital, where older buildings not well-known but of interest may survive alongside the modern buildings of recent years."

89. Research on the heritage values of the building was undertaken in c2006 by consultant historian John Wilson, for the Council. This documentation in my opinion indicates that the building possesses the heritage values in Appendix 9.3.7.1 and is of significance to the Christchurch District. The building is in my opinion also of national heritage significance for its architectural values. It has an entry in the publication 'Long Live the Modern, New Zealand's Architecture 1904-1984', edited by Julia Gatley. This book presents a

¹¹ [Christchurch-Contextual-Historical-Overview-Revised-2013.pdf \(ccc.govt.nz\)](#)

national framework for heritage assessment of New Zealand's modern architecture.

90. The owner of the building is Te Whatu Ora – Health New Zealand Waitaha Canterbury (Formerly Canterbury District Health Board). Penny Wells, Corporate Solicitor for the owner advised me on 31 July 2023 (telephone conversation) that significant strengthening works are required, and the owner considers the associated costs are not likely to be economic. Current seismic reports and costings reports were not available at the time of writing. Penny Wells advised that the owner is not supportive of the building being scheduled as a Heritage Item.
91. In my opinion the building is likely to meet Policy 9.3.2.2.1 a. and b., however a Statement of Significance has not yet been prepared to confirm this. In addition, advice from the owner indicates there may be engineering and financial factors related to the physical condition of the item that could make it unreasonable or inappropriate to schedule, in line with the 'exemption' clauses of the scheduling policy – 9.3.2.2.1 c. iii, iv. Given the lack of available financial and engineering information, I am not able to support scheduling of the building at this time. I strongly support the building being assessed under Policy 9.3.2.2.1 when the relevant information becomes available.

Former Pensioners' Cottages, Barnett Avenue

92. The Christchurch Civic Trust (#908) and Historic Places Canterbury (#835) seek for the former pensioners' cottages to be added to the Schedule and the Civic Trust supports the adaptive re-use of the buildings.
93. The cottages were researched and assessed by Council's heritage staff in 2008, and this was updated in 2022. I visited the cottages in 2008 and again in early 2023. Based on this information, I consider that former Pensioners' cottages possess a range of heritage values and are of significance – possibly high significance - to the Christchurch District. They are the first pensioner flats to have been constructed by the Council and were the first elder housing development to be initiated by a local authority in New Zealand.
94. Bruce Rendall, Head of City Growth and Property, at the Council advised in an email to me on 20 July 2023:

“On 7 July 2022, the Council resolved amongst other things to purchase these properties from OCHT (Ōtautahi Community Housing Trust) for (the) their inclusion in a mixed tenure housing development on Milton Street and Barnett Avenue. The outcomes that Council is seeking include warm, dry fit for purpose social housing as well as affordable and market housing. Council noted that the rehousing of existing tenants and the demolition of the units was required to meet these outcomes. It also delegated authority to me to enter into any agreements required to facilitate achievement of these outcomes and I have approved the demolition permit application and an access agreement for the demolition. In making its decision the Council was aware of the cultural heritage value of the buildings. The preservation of the cultural heritage values was considered incompatible with the social, economic and health value of providing new warm and dry housing for disadvantaged families. The units are at the end of their economic useful life. They have been significantly refurbished and modified in the past, and now require further significant investment. Even with this investment their design is inconsistent with current approaches (i.e. any new units are one bedroom for dignity reasons. OCHT is working on a program to convert studios to one bedroom units were this is possible). There exists alternative ways of recognising the cultural value through interpretation and we are looking at options for this as part of the redevelopment of the site. Demolition is due to start next week.”

95. Considering the demolition of the Barnett Avenue Pensioners Cottage was scheduled for the week of 14 August 2023, I accept that adaptive reuse and scheduling as a Heritage Item is not feasible, therefore I do not support the relief sought by the submitter.

Dwelling, 111 Hackthorne Road

96. The owner Bruce Alexander (#857) seeks to add this residential dwelling to the Schedule, on account of its age and history.
97. The submitter states that the house was built in 1920 as a weekend holiday cottage and was the first house built on Hackthorne Road. The owner has lived at the property for 52 years. The submission notes that the house is of kauri weatherboard and heart rimu construction and has been extensively altered over time.

98. Dr McEwan undertook initial research on the house for the Council. I have reviewed this information and do not consider that there is sufficient evidence to date that indicates the house would meet the criteria for scheduling as Heritage Item under policy 9.3.2.2.1.
99. The submitter was not able to be reached in order to arrange a site visit to the property. A site visit is necessary to determine the integrity and authenticity of the dwelling, and to inform an assessment of its architectural, technological and craftsmanship values in particular.
100. In light of the above factors, I do not support the scheduling of this property as a Heritage Item.

SUBMISSIONS OPPOSING NEW LISTINGS

101. Ben Hay-Smith (#1035) opposes the addition of the following properties to the Schedule – 9 Ford Road (1439), 129 High Street (1403), 159 Manchester Street (1402), 35 Rata Street (1433), and 25 baches in Taylors Mistake and requests that Council consider omitting them from the Schedule. All of these properties have owner support for scheduling, all have been assessed as meeting the Policy for Scheduling of Heritage Items at 9.3.2.2.1. For these reasons I do not support their removal from the Schedule under PC14.
102. Heritage Items are required to meet one of more of the broad heritage values as per the thresholds set out in Policy 9.3.2.2.1. These values are based on national and international practice and have been developed with reference to definitions and criteria including those in the Resource Management Act, the ICOMOS NZ Charter, 2010, the Heritage New Zealand Pouhere Taonga Act. In summary, Heritage Items must meet at least one of the heritage values at a significant or highly significant level and be of significance to the District, as well as possess a minimum of moderate integrity and authenticity.
103. Associations with particular people is just one part of the historical and social significance criterion - it is not possible to schedule a place as the submitter states 'just because a famous person happened to live there once.' Scheduled Heritage Items are required to have more than just a passing association with people of note. The heritage values are intended to be objective. Heritage value in the context of the proposed plan is not determined by representing 'beautiful architecture' or 'amenity value' as the submitter suggests, but rather intrinsic architectural design values and

characteristics, as well as important works by significant architects, or quality examples of particular architectural styles and periods.

CITY CENTRE ZONE RULES FOR HERITAGE SITES AND HERITAGE HEIGHT OVERLAYS AND INTERFACES - NEW REGENT STREET, ARTS CENTRE, VICTORIA STREET, CATHEDRAL SQUARE, HAGLEY PARK, CRANMER AND LATIMER SQUARES

104. A number of submitters (#150, #193, #762, #814, #818, #823, #834, #835, #908 and #1089) seek changes to the city centre zone rules for heritage sites and heritage height overlays and interfaces for New Regent Street, the Arts Centre, Victoria Street, Cathedral Square, Hagley Park and Cranmer and Latimer Squares. Ms Richmond addresses these submissions in her planning evidence.

New Regent Street height overlay and interface

105. PC14 provides for an 8 metre height limit in the setting and a height limit of 28 metres for the interface area (sites to the east, west, north and south identified in the planning maps and rule).
106. New Regent Street and setting is a Highly Significant scheduled Heritage Item. I concur with the Statement of Significance¹² which includes this summary assessment statement:

New Regent Street and setting has high overall significance to Christchurch, including Banks Peninsula, and New Zealand as one of the few large scale building projects undertaken in the South Island during the Depression. New Regent Street has high social and historical significance as a development of 40 shops on individual titles undertaken in the Spanish Mission Revival style in 1930. It is socially significant as an early precursor to the modern day shopping mall. New Regent Street has cultural significance as a tangible early example of a change in the culture of inner-city retail practice with the introduction of a series of small retail business in a single architectural style parallel to each other forming an outdoor mall. New Regent Street has high architectural significance as a unique and highly intact group of buildings in the Spanish Mission style and as the major extant work of local architect H.Francis Willis. The New Regent Street shops have

¹² [HID 404.pdf \(ccc.govt.nz\)](#)

technological and craftsmanship significance due to their use of materials, methods and quality of their construction. New Regent Street and its setting has high contextual significance arising from the uniformity of design, form, colour and scale of its terraced shops. The street's architectural style and continuous facades give it high public recognition and landmark significance. The shops are the only remaining intact heritage streetscape to have survived the demolitions that occurred in the aftermath of the Canterbury earthquakes, and are a rare and important reminder of the pre-earthquake city for the local and regional community. New Regent Street has 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, including that which occurred prior to 1900.

107. Also from the Statement of Significance:

The shops are the only remaining intact heritage streetscape to have survived the demolitions that occurred in the aftermath of the Canterbury earthquakes, and are a rare and important reminder of the pre-earthquake city for the local and regional community.

108. As it consists of a whole central city street (apart from the two buildings fronting Armagh Street) of two storey facades in the distinctive Spanish Mission design, New Regent Street has a particularly strong and unique sense of place and identity. This is on account of its consistency, historical architectural detailing, scale and the rhythm created by the series of shopfronts. New Regent Street is a drawcard for locals and visitors alike for this reason.

109. Because of its scale and uniformity in height, I consider the street is sensitive to new buildings which are of a significantly taller scale within the setting and nearby or adjacent areas. Closely located large scale buildings visible from within the street could create inappropriate contrasts of scale. New development of significant height could visually dominate the heritage street. This could impact its high architectural/ aesthetic and contextual values. The proposed height limits will in my opinion enable appropriate consideration and where relevant, mitigation potential negative impacts of new developments on the heritage values of this Highly Significant Heritage Item and its associated setting.

110. Views to and from the street are important aspects of its contextual heritage value and enable its architectural values to be viewed and appreciated. Buildings of an inappropriate scale within the setting or on adjacent or nearby sites have potential to negatively impact on views by introducing features which are of a height that causes an inappropriate contrast with the rest of the street which is uniform in height.
111. New Regent Street has been a pedestrian street since 1994, and its use is characterised by the tram, as well as retail and hospitality. In recent years, seating to support the growing hospitality use has been established along much of the length of the street, which is part of the setting of the Heritage Item. This continued use is an important aspect of retaining the heritage values of the Heritage Item, and I note that indicative 3D modelling as referred to in the evidence of Ms Richmond illustrates that the proposed height limit of 28 metres will likely have less impact on shading in the street at certain times of the day and year than taller buildings. More detailed consideration of this is however beyond my expertise.
112. In conclusion I support the height limits in the proposed plan as I consider they are appropriate and necessary to protect the heritage values of the Highly Significant New Regent Street Heritage Item and Setting. In my opinion the reduced height limit will assist to retain the visual prominence of New Regent Street and its unique architectural heritage, as well as support its ongoing use.

Arts Centre height overlay and interface

113. PC14 proposes to retain the 16 metres height limit on the setting of the Arts Centre and 28 metres height limit for sites with boundaries on the east side of Montreal Street directly opposite the Arts Centre (between Worcester Boulevard and Hereford Street). There are nineteen scheduled Highly Significant Heritage Items on the Arts Centre site. The whole Arts Centre block is a Heritage Setting.
114. I concur with the Statement of Significance,¹³ which notes the beginning of the development of this city block as a college campus from 1876, and its fruition by the mid twentieth century '*...into a remarkably architecturally homogenous Gothic Revival complex.*'

¹³ [HID 558.pdf \(ccc.govt.nz\)](#)

115. Architectural and contextual values of the Arts Centre are of particular importance due to this homogenous character. These also contribute to it being an iconic heritage place for the central city and city identity, for locals and visitors. The Arts Centre has a unique sense of place due to the location, grouping, style and material of buildings on the city block. The experience of viewing the buildings from within the setting, and of the streetscapes along all frontages are important to the contextual value of this heritage place.
116. I consider the height limits in PC14 provide appropriate protection of this iconic complex of buildings from development of an inappropriate height which could impact its heritage values – particularly its architectural and contextual heritage values. Indicative 3D modelling as referred to in the evidence of Ms Richmond illustrates that the proposed height limit of 28 metres for the identified sites will likely have less negative impact of visual dominance and shading on the Highly Significant Arts Centre Heritage Item and Setting than 45 to 90 metre height limits. I support the reduced height limit as this will assist to retain the visual prominence of the Arts Centre and its unique architectural heritage, as well as support its ongoing use.

Zoning of blocks to the east of the Arts Centre—bounded by Montreal Street, Cambridge Terrace and Armagh Street

117. Submission #1075 seeks zoning change in this area of the central city adjacent to the Arts Centre height interface and to the east of the proposed Inner City West RHA. Dr McEwan addresses the area in terms of any heritage value as an RHA in her evidence.
118. This area contains a number of scheduled Heritage Items and Settings – Dwelling and Setting, 56 Armagh Street; Dwellings (Mildenhall) and setting, 52 Gloucester Street; Former CSA/ CoCA Gallery and Setting, 66 Gloucester Street; Former Digby's Commercial School, 69 Worcester Street; Harley Chambers and Setting 137 Cambridge Terrace; Canterbury Club and setting, 129 Cambridge Terrace; Former Office and Flat and Setting 65 Cambridge Terrace.
119. The Ōtākaro /Avon River and the eastern side of Durham Street are opposite the eastern boundary of the area in question. This contains a number of scheduled bridges, the Former Canterbury Provincial Council Buildings, The Bridge of Remembrance and setting, Mill and Rhododendron Islands. The whole of the Ōtākaro /Avon River corridor in this block forms the setting for

scheduled Heritage Items. There are also a number of heritage buildings on Oxford Terrace which are visible from Cambridge Terrace (including Former Midland Club, Former Public Trust, Former Municipal Chambers).

120. In this area there are also a number of buildings of potential heritage value which have not yet been fully researched and assessed to determine their significance to the District: Former Canterbury Officers' Club (des. Hall and McKenzie, 1958), 63 Gloucester Street; AEQ (des. Warren and Mahoney, 1974), 61 Cambridge Terrace; Office building (1988), 69 Cambridge Terrace; Te Hononga/Civic Offices/Formal Postal Centre (Ministry of Works, 1965-81; Athfield Architects, 2007-10), 53 Hereford Street; two two storey timber villas, 290 Montreal Street and the Workers Education Association (WEA), 59 Gloucester Street. These buildings range in height from one to six storeys.
121. I agree with the evidence of Dr McEwan where she considers the area described in the submission does not embody collective heritage value. The buildings are of a range of types, periods and styles and are physically dispersed across a wide area. The most significant grouping in my opinion is of three buildings at 63-69 Cambridge Terrace – only one of which is scheduled.
122. Given the numbers of buildings with heritage values in this area (some of which are scheduled Heritage Items), and their relatively low heights, I consider that reduced heights could result in more sympathetic development due to the lessened potential for visual dominance. However, this may not be justified given they are spread across a wide area and given the lack of heritage status for many of the buildings of potential heritage value.

Cathedral Square Height Overlay

123. A maximum height of 45 metres with a maximum building height base of 28 metres was proposed at notification for Cathedral Square. Cathedral Square is a Highly Significant scheduled Heritage Item in the District plan. It contains four scheduled Heritage Items and Settings, and two scheduled Heritage Items adjoin it.
124. I support the Statement of Significance for Cathedral Square and setting¹⁴, which includes the following statements:

¹⁴ [HID 98.pdf \(ccc.govt.nz\)](#)

Cathedral Square has high overall significance to Christchurch, including Banks Peninsula, due to its historical and social, cultural, architectural, contextual and archaeological heritage values.

Cathedral Square has historical and social significance as a central component of the Canterbury Association's original plan for Christchurch, a principal urban design feature of Christchurch City, as the site of Christchurch's Anglican Cathedral, as a focus for civic activity, and as the city's transport and entertainment hub for a century.

Cathedral Square has high cultural and spiritual significance as the premier civic space in the city and as the location of the city's Anglican Cathedral...The Square has also been the location for many civic and other events including funerals, parades, protests, rallies, celebrations and regular ANZAC commemorations. The physical centre of Christchurch, it continues to function as the symbolic heart of the city.

Cathedral Square has architectural and aesthetic significance as an urban space with a cruciform shape that historically defines the centre of the city. Although the built architectural frame of the open space has largely gone due to the Canterbury Earthquakes of 2010-2011, the Square is still defined by heritage buildings that remain around its edges including the former Chief Post Office, the former Government Buildings and the deconsecrated Cathedral in the eastern section.

Cathedral Square has high contextual significance in central Christchurch. The item and setting contain a number of listed heritage items including the Godley Statue and Godley Plot, the ChristChurch Cathedral and the Citizens' War Memorial. There are also a number of prominent unlisted items including the various plaques in and around Four Ships Court, the Chalice sculpture and the Cathedral's columbarium (currently in storage). Despite the losses of the Canterbury Earthquakes of 2010-2011, there are still a number of heritage buildings in the Square's immediate vicinity, including the former Government Building and the former Chief Post Office...Cathedral Square is a significant landmark in Christchurch.

125. Whiti-reia Cathedral Square Conservation Management Plan, WSP, 14 November 2021 (**Appendix 11** – relevant excerpts) provides the following relevant guidance:

Policy 7: Setting - Cathedral Square should not be considered in isolation but within its wider context. Every effort must be made to ensure the setting is a compatible one. Any adjacent land use or development must complement the Square in terms of design, proportions, scale, and materials and must not undermine its integrity or setting, or negatively affect the heritage significance and acquired aesthetic qualities.

Policy 7: Setting - Implementation - Development on adjoining boundaries that has the potential to negatively impact the heritage values and acquired experiential qualities of Cathedral Square and Setting must be carefully monitored and every effort made to mitigate or minimise any adverse effects caused by the development activity. These effects may include the unsympathetic scale and form of buildings and/or obtrusive signage, lighting, utility services, overhanging structures or segments of structures into the Square space, and other objects inside or bordering the Square which have the potential to dominate, clutter and distract, thereby threatening the visual and experiential integrity of the Square and Setting.

126. In conclusion, Cathedral Square is an iconic central city heritage place for the City and has throughout its history made a key contribution to city identity for locals and visitors. Because of its importance and prominence as a public space, and for the wealth of heritage items it contains within it or on its edges, its heritage values have potential to be impacted by new development around it. I support the reduced height limit as this will assist to retain the visual prominence of Cathedral Square and its unique heritage values and fabric. The reduced height limit will also result in less shading than taller buildings, thus it supports the ongoing public use of this heritage open space.

Victoria Street Height Overlay

127. A maximum height of 45 metres with a maximum building height base of 28 metres was proposed at notification for Victoria Street.
128. Victoria Street is a key historic and cultural route into the City. The street contains a number of scheduled Heritage Items (including Knox Presbyterian Church (28 Bealey Avenue/corner Victoria Street), Santa Barbara (169 Victoria Street), Ironside House (381 Montreal/corner Victoria Street), Jubilee Clock Tower (95 Victoria Street), and Victoria Mansions (91 Victoria Street). These are located along the street between Bealey Avenue and

Peterborough Street. I consider the reduced height limit as proposed will provide some protection from potential visual domination of taller buildings for these scheduled Heritage Items.

129. Victoria Square is also a key historic and cultural place. It is a Heritage Setting not a Heritage Item. The Statement of Significance¹⁵ for the Heritage Items within it states:

There are eight listed items within the square, which represent important transport and communication infrastructure, as well as civic occasions of commemoration and philanthropy. The listed items within Victoria Square have high overall significance to Christchurch, including Banks Peninsula, due to their historical and social, cultural, architectural, technological and craftsmanship, contextual and archaeological heritage values. They are: the Hamish Hay Bridge (1863-64); a horse watering ramp (c.1874-86); Queen Victoria statue (1903); K2 telephone box (c.1927-32); Bowker Fountain (1931); Captain James Cook statue (1932); the Floral Clock (1955); and the Christchurch Town Hall (1965-72).

130. One submitter (#762) seeks: *'the extension of the Victoria Street height overlay to also include the section between Kilmore Street and Chester Street West as this would better recognise Victoria Street and Victoria Square as part of one of the key historic and cultural routes into the city.'*
131. This area consists of a land parcel located to the north-west corner of Victoria Square. It was historically part of Victoria Street which originally continued across the Hamish Hay Bridge through to the Armagh / Colombo Street intersection, until it was closed in 1988 to accommodate the Park Royal Hotel (1988, demolished). Victoria Square was remodelled in 1989.
132. Timber arches were installed in 2013 along the line of historical Victoria Street on the former site of the Crowne Plaza. These serve to reflect the past route of the street, however they are a temporary feature on the corner property that has 70 Kilmore Street as its address and is owned by the Council.
133. There is an opportunity to recognise and reflect Victoria Street's historical extent through the design of future development on this site. A height limit

¹⁵ [HID 527.pdf \(ccc.govt.nz\)](#)

could assist with this, in conjunction with regulation of design aspects such as form and massing.

134. The Town Hall and setting are located adjacent to 70 Kilmore Street. This is a Highly Significant Heritage Item and Setting and is in my opinion one of the most significant heritage buildings in the central city for its cultural and architectural values. Since the demolition of the Crown Plaza, the west end of the Town Hall walls and roofscape are able to be viewed and its architectural values fully appreciated. In my opinion, some protection of these values from adjacent development on 70 Kilmore Street could be provided with an extension of the height overlay as requested by the submitter. In addition, I note the Former Law Courts, 282 Durham Street (addressed above as a potential Heritage Item) is located to the north of 70 Kilmore Street. In my opinion the heritage values of this building would also benefit the protection an extension of the height overlay would offer.
135. In conclusion, I support the Victoria Street height overlay as notified in PC14, and also support the extension of the height overlay to include the south-east corner of Kilmore and Durham Streets (70 Kilmore Street), for the protection of heritage values it will offer.

Conclusion - New Regent Street, Victoria Street and Victoria Square, Cathedral Square and the Arts Centre

136. In conclusion, I note New Regent Street, Victoria Street and Victoria Square, Cathedral Square and the Arts Centre all contain scheduled Heritage Items which are particularly important to city identity and sense of place. They are iconic places for the central city, consisting of publicly accessible open spaces and groups of heritage buildings and features and their settings. They are characterised by architectural and contextual values and that are sensitive to impact by visual dominance and shading of nearby or adjacent new buildings which are out of scale. Therefore, I support their protection through Central City zone provisions as outlined above.

Hagley Park, Cranmer and Latimer Squares

137. Submissions #835, #908 and #1089 seek a buffer or height reduction in or adjacent to these areas. Hagley Park, Cranmer and Latimer Squares are all important heritage open spaces in the central city.

138. Cranmer Square and Latimer Square and their settings are Highly Significant scheduled Heritage Items, and I concur with the heritage assessments in the Statements of Significance¹⁶ which include the following relevant statements:

Cranmer Square has high historical significance as a public square with a long association with sport and education in the central city. It was a feature of the original town plan for Christchurch, surveyed by Edward Jollie in 1849-50.

Cranmer Square has high contextual significance as a defining feature of the central city and for its relationship to the buildings that surround it.

Latimer Square has high historical significance as a public square with a long association with recreation and civic events in the central city. It was a feature of the original town plan for Christchurch, surveyed by Edward Jollie in 1849-50.

Latimer Square has high contextual significance as a defining feature of the central city and for its relationship to the buildings that surround it.

139. Cranmer Square is notable for its concentration of scheduled heritage buildings. Five scheduled Heritage Items have frontages to Cranmer Square – Dwellings and settings at 1 and 38 Cranmer Square and 56 Armagh Street, the former shop/ dwelling and setting at 40 Cranmer Square and the former St Margaret’s School and setting, 26 Park Terrace.
140. Highly Significant Heritage Item, the Christchurch Club and setting, is located on Latimer Square.
141. As stated in the Statements of Significance, the buildings around the perimeter of the two squares help to define them. I note that there existed a variety of building heights around the two squares including some larger scale buildings on the perimeter of Latimer Square prior to demolitions as a result of the Canterbury earthquakes.
142. Uses over time have ranged from mass gatherings, to organised and informal sports. However, the squares are principally used for pedestrian circulation and passive recreation. As the residential population increases in the central city, the two squares may increase in use.

¹⁶ Cranmer Square - [HID 157.pdf \(ccc.govt.nz\)](#); Latimer Square - [HID 325.pdf \(ccc.govt.nz\)](#)

Cranmer Square

143. The Conservation Plan¹⁷ (Extracts - **Appendix 12**) for Cranmer Square prepared for Council by Dr Wendy Hoddinott in 2021 assesses the characteristics of the setting of the Square and its sensitivity to effects from visual dominance of adjacent tall buildings:

Description of the setting: ...The roads adjacent to Cranmer Square have been associated with and influenced the square since the 1850 survey plan and from early 1860s when Chester Street West and Montreal Street were formed. Consequently, the roadways form the boundary to Cranmer Square and along with the surrounding buildings read as a cohesive part of it....

144. Policy 8: Setting of the Conservation Plan states:

Any adjacent land use or development must complement the square in terms of design, proportions, scale and materials and must not undermine its integrity or setting or negatively affect the heritage significance and acquired aesthetic qualities... Development on adjoining boundaries that has the potential to negatively impact the heritage values and acquired experiential qualities of Cranmer Square and Setting must be carefully monitored and every effort made to mitigate or minimise any adverse effects caused by the development activity...these effects may include the unsympathetic scale and form of buildings or obtrusive signage, lighting, utility services and other objects bordering the square which have the potential to dominate and distract, thereby threatening the visual integrity of the square and its setting. Similarly, views to historic buildings such as the Peterborough Centre may be compromised by inappropriate development which detracts from broader historic connections to the character of the square.

145. This indicates that regulations such as a lowered height limit may warrant consideration in order to adequately protect the heritage values of Cranmer Square. Ms Richmond addresses this matter in her evidence.

¹⁷ Conservation plan means an objective report which documents the history, fabric, and cultural heritage value of a place, assesses its cultural heritage significance, describes the condition of the place, outlines conservation policies for managing the place, and makes recommendations for the conservation of the place. ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (ICOMOS New Zealand Charter 2010)

Latimer Square

146. The Conservation Plan for Latimer Square prepared for Council by Dr Wendy Hoddinott in 2021 (Extracts - **Appendix 13**) assesses the characteristics of the setting of the Square and its sensitivity to effects from visual dominance of adjacent tall buildings:

Description of setting: Latimer Square continues to form a transition zone between the commercial central city business zones to the west and the residential zones to the east. Residential development is intensifying around the square after the demolition and subsequent rebuild of residential housing within the East Frame. Views through the trees over Latimer Square are a primary outlook for the first-floor living spaces of residents in these apartments.

Policy 8: Setting - Any adjacent land use or development must complement the square in terms of design, proportions, scale and materials and must not undermine its integrity or setting or negatively affect the heritage significance and acquired aesthetic qualities... Development on adjoining boundaries that has the potential to negatively impact the heritage values and acquired experiential qualities of Latimer Square and Setting must be carefully monitored and every effort made to mitigate or minimise any adverse effects caused by the development activity... These effects may include the unsympathetic scale and form of buildings or obtrusive signage, lighting, utility services and other objects bordering the square which have the potential to dominate and distract, thereby threatening the visual integrity of the square and its setting. Similarly, views to Christ Church Cathedral and the CTV site may be compromised by inappropriate development which detracts from broader historic connections to the character of the square.

147. This indicates that regulations such as a lowered height limit may warrant consideration in order to adequately protect the heritage values of Latimer Square. Ms Richmond addresses this matter in her evidence.

Hagley Park

148. Hagley Park is a Highly Significant Heritage Item which contains three scheduled Heritage Items, and I concur with the Statement of Significance,¹⁸ which includes the following statements:

Hagley Park is one of the oldest and most extensively used public parks of its kind in New Zealand... The Park has its genesis in the Canterbury Association's 1850 settlement plan for the City of Christchurch, although it's European associations extend back to the Deans brothers who leased it from Ngāi Tūāhuriri as part of their greater landholding from 1843. It is of cultural and spiritual significance for tangata whenua who trace their association with the landscape back to the first Māori inhabitants of up to 1000 years ago.

Hagley Park has high architectural and aesthetic significance as an important functional, ornamental and compositional feature of the Canterbury Association's 1850 plan for the city of Christchurch. It is significant for its planned and cohesive spatial organisation as laid down through the second half of the 19th century which continues to shape its visual identity. Other facets of the Park's aesthetic value are derived from the rhythm, scale and maturation of much of its planting, the high degree of seasonal interest, vistas, focal points, sight lines and visual axes that extend through the Park and the experiential qualities manifested by these.

Hagley Park is an iconic feature of Christchurch's urban landscape with high landmark status by virtue of its size, location and the maturity of its vegetation. It is a prominent backdrop to the lives of numerous city residents who connect with it daily, either physically or visually. It is one of a small group of parks of city-wide significance which help provide the city with its unique scenery and character and plays a significant role in promoting and maintaining Christchurch's identity as a Garden City.

¹⁸ [HID 1395.pdf \(ccc.govt.nz\)](#)

149. The Hagley Park Conservation Plan¹⁹ addresses the sensitivity of the Park to unsympathetic development on its edges, and identifies protection measures for the wider setting of the Park:

Policy 4.4. Setting. There is a need to protect Hagley Park from a potential loss of integrity and definition. This can occur through the introduction of inappropriate or incongruous intrusions as well as obtrusive developments on the Park's margins.

Policy 4.4.4. Development on Hagley Park's adjoining boundaries which has the potential to negatively impact on the heritage values and experiential qualities of the Park should be carefully monitored. Every effort should be made to mitigate at best, or minimise where mitigation is not possible, any adverse effects on the heritage values and essential character of the Park.

Policy Implementation: 5. Consideration should be given to the creation of a buffer or conservation zone around Hagley Park with associated planning rules to protect the landscape and landmark values of the Park from obtrusive developments.

150. This indicates that regulations such as a lowered height limit may warrant consideration in order to adequately protect the heritage values of Hagley Park. Ms Richmond addresses this matter in her evidence.

SUBMISSIONS SEEKING REMOVAL OF HERITAGE ITEMS AND SETTINGS FROM THE SCHEDULE OF SIGNIFICANT HISTORIC HERITAGE ITEMS (APPENDIX 9.3.7.2)

151. Seven submissions have been received seeking the delisting of Heritage Items in the Schedule. This is for a range of reasons such as condition, earthquake damage, structural reasons, cost to strengthen and repair. Some submitters have stated that they wish to demolish the buildings, and desire to have Heritage Items removed from the Schedule in order that they can be demolished without requiring resource consent. I address six of these delisting submissions. Portstone, 471 Ferry Road, is addressed in the evidence of Mr Wright and Ms Richmond.
152. The majority of remaining Heritage Items damaged in the earthquakes have been strengthened and repaired. A small number remain unrepaired, for a

¹⁹ [Conservation plan : Christchurch City Council \(ccc.govt.nz\)](http://www.ccc.govt.nz)

variety of reasons. Whilst some damaged Heritage Items still possess heritage values and meet the heritage assessment criteria, there may be factors which make it unreasonable or inappropriate to continue to schedule these items.

153. The Heritage Items submitted for removal from the Schedule have been scheduled Heritage Items for some time – at least since the Christchurch City Plan,
154. Policy 9.3.2.2.1 'Identification, assessment and scheduling of historic heritage items' sets out the heritage values and thresholds of significance for scheduling Heritage Items (9.3.2.2.1 a., b). It also includes scheduling exclusion matters (9.3.2.2.1 c. ii-iv) to prevent the addition of new Heritage Items to the Schedule where it is unreasonable or inappropriate for reasons related to the impact on heritage significance of required restoration, reconstruction or maintenance, repair or upgrade work, and/or for engineering and financial factors. My evidence below assesses six delisting submissions against the policy for scheduling.
155. For places which are already scheduled Heritage Items, there is a resource consent process for owners to seek permission to demolish Heritage Items. Policy 9.3.2.2.8 'Demolition of scheduled historic heritage' sets out matters to have regard to when considering the appropriateness of the demolition of scheduled Heritage Items. I note that some of these matters are closely related to the matters in Policy 9.3.2.2.1. However, a key difference between the scheduling and demolition policies is the ability to retain heritage values and significance through a reduced degree of demolition (9.3.2.2.8 iv), for example by retaining part of a complex or the facade of a commercial building. No such protection of heritage values during demolition would apply if a Heritage Item is de-listed in its entirety.
156. While my evidence primarily considers the de-listing requests within the framework provided by Policy 9.3.2.2.1, where it might be a feasible option, I have also outlined options and approximate costings for a reduced degree of retention as part of determining the reasonableness of continuing to schedule the whole item. I note that there is some precedent for specified parts of Heritage Items to be scheduled when the building as a whole remains

standing – for example the former Beath’s Department Store façade (specified fabric).

157. Scheduling of facades is more common. The earthquake recovery of Christchurch’s heritage building stock has involved non-traditional heritage conservation approaches being taken, including façade retention. I consider these have retained heritage values for the community, whilst providing a pragmatic solution for owners. There are a number of instances where a whole building was scheduled prior to earthquake damage, and the facades remain scheduled as Heritage Items after demolition of the damaged building, on account of them still embodying heritage values and retaining heritage significance to the District. These include the Former AJ Whites (McKenzie and Willis) building, Duncans Buildings, Cotters, and Watson’s Auctioneers (Kennetts) buildings in High Street, and the Theatre Royal in Gloucester Street.
158. Two submissions have been received which support the scheduling of specific Heritage Items requested for removal. Historic Places Canterbury (#835) supports the listing of Daresbury and the cottage at 325 Montreal (32 Armagh Street) and strongly opposes their removal from the Heritage Schedule. The Christchurch Civic Trust (#908) also supports the continued scheduling of Daresbury.
159. In order to undertake my assessment of these submissions against Policy 9.3.2.2.1, particularly part c. iii and iv, I required specialist advice from a range of experts. Accordingly, I instructed and have relied on the evidence of structural engineers – Ms Clara Caponi and Mr Stephen Hogg; conservation architects – Ms Chessa Stevens, Mr Timothy Holmes, Mr David Pearson and Mr William Fulton and quantity surveyors – Mr Gavin Stanley and Mr Philip Griffiths.

Former Holy Name Seminary incorporating the former Dwelling Baron’s Court/ Kilmead, Motor House and setting (commonly known as Antonio Hall), 265 Riccarton Road (Heritage Item 463, Heritage setting 203)

160. Third party submitter Justin Avi (#1037) seeks the removal of Antonio Hall from the Schedule on the basis that ‘it is not heritage – it is an eyesore’. No additional supporting information is provided. Whilst the submission does not make a compelling case for delisting, additional information held by Council indicates circumstances that together with the submission may warrant

consideration of whether the Heritage Item still meets Policy 9.3.2.2.1 Identification, assessment and scheduling of heritage items.

161. The Heritage Item is scheduled as 'Highly Significant' and consists of the former homestead, homestead additions, chapel, motor house, accommodation block and setting. The Heritage Item and setting are identified on the Heritage Aerial Map²⁰ and its heritage significance is assessed in the Statement of Significance²¹ dated 22 September 2014. Prior to the fire damage, which is outlined below, the Heritage Item consisted of an extensive complex of buildings on a large land parcel, which evolved in its use from a homestead dwelling to a Catholic seminary.
162. The property is listed by Heritage New Zealand Pouhere Taonga (HNZPT) as a Category 2 Historic Place (#7336). HNZPT advised they have not undertaken a review of the listing subsequent to the fire damage.
163. I have considered the heritage significance of the Heritage Item taking into account the loss of parts of the Heritage Item due to fire damage. My assessment is informed by the documentation of fire damage outlined in reports by Fire and Emergency New Zealand (FENZ) (**Appendix 14**) and Miyamoto (**Appendix 15**), advice from Council staff (**Appendix 16**), and photographs held in the Council property files (**Appendix 17**). I have also received correspondence from the owner (**Appendix 18**). I viewed the site from Riccarton Road on 5 August 2023.
164. All parts of the complex, but in particular the original homestead, suffered damage in the 2010 and 2011 earthquakes and the entire complex has been unoccupied since this time. Parts of the Heritage Item are also badly fire damaged from two events in April 2019 and November 2021. The fires largely destroyed the original homestead (west wing, 1909) and the central section (1949/1960/1961) – therefore I consider the damage is such that heritage values and significance of those parts of the Heritage Item are lost and unsalvageable. Those areas should therefore in my opinion be removed

²⁰ [HeritageBatchRevised_30.jpg \(ccc.govt.nz\)](#)

²¹ [HID 463.pdf \(ccc.govt.nz\)](#)

from the Heritage Item outline on the heritage aerial map, and the statement of significance updated accordingly.

165. The remaining buildings that form part of the scheduled Heritage Item are the chapel, accommodation wing and motor house.
166. The chapel and accommodation wing have heritage value as mid-century ecclesiastical buildings designed by local firm Collins and Son, which served as the second national seminary. The chapel has a very fine interior with careful detailing in high quality materials (marble altar, mosaic ceiling tiles, parquet floor, pews) which resulted in a highly successful mid-century design. Key features including the stained-glass windows, the cut brick exterior and the decorative feature on the north end remain. In my opinion the architectural and craftsmanship significance of the chapel has possibly previously been under-recognised.
167. The chapel was fire damaged at the south end where it adjoined the central section, resulting in the partial collapse of the southern end wall. The roof structure and ceiling at this end has burnt out. Fire has also damaged the south end of the accommodation wing. Alterations to the west frontage of this wing in the early 2000s have resulted in some reduction of its architectural values and integrity, but this is not significant and is accepted as enabling its ongoing use.
168. The loss of the homestead and central portion of the seminary has resulted in the loss of physical connection of the chapel with the dormitory wing. Their close architectural design relationship with the homestead has also been lost. However, their historical and architectural relationships to one another remain in terms of the history of seminary use, and their close design relationship in terms of the rectangular plans, rounded northern frontages, use of brick and detailing.
169. Only the setting and motor house remain as evidence of the former residential use. The motor house is physically distant from the 1960s seminary buildings, and although it is of historical and cultural interest as an early example of its type, it is now of secondary value. The setting is of significance as an early work of important landscape designer Alfred Buxton. The garden was designed in the contemporary Japanese fashion integrating ponds with cascades, rustic oriental styled bridges, elm trees and Chinese Fan palms. Some of the Buxton scheme was destroyed by the mid twentieth

century alterations to the property, but features including mature trees, evidence of a pond and decorative balustrades remain.

170. In my opinion, the chapel and accommodation wing together with the setting possess historical/social, cultural/spiritual, architectural/aesthetic, technological/craftsmanship, contextual and archaeological value at a significant level, have a moderate degree of authenticity and are of heritage significance to the District – therefore they meet Policy 9.3.2.2.1 b. i. . The fire has affected intactness however I consider this will be able to be addressed with appropriate repair and reconstruction.
171. Mr Hogg addresses engineering factors associated with the fire damage to the chapel and accommodation wing in his evidence. In his opinion, based on his experience and with reference to the photographs of the fire damaged buildings, it would be physically possible to engineer a repair solution for both buildings. This would involve the removal of damaged fabric (eg burnt areas of the roof of the chapel and accommodation wing) and its replacement 'like for like' along with replacement of lost elements such as the end wall of the chapel. Mr Hogg states that the fire damage repairs he suggests will improve the seismic strength of the repaired buildings (chapel and accommodation wing) and that these should be strengthened to a minimum of 67% NBS if they are to be restored back into service.
172. Based on the above, I consider it does not appear to be unreasonable to schedule the chapel and accommodation wing in relation to engineering factors of the fire damaged buildings.
173. The principal owner of the property Mr Chiu, through their representative Murray Withers has advised via email (**Appendix 18**) that the buildings were uninsured. The owner does not plan to rebuild the fire destroyed parts of the complex, as they consider they are not able to be salvaged. I agree. The owner has not yet determined the future of the fire damaged but still standing chapel and accommodation wing – they are currently considering use options for the accommodation wing and have stated that if they can preserve it they will, but note *'it is marginal, as the rear portion of the chapel severely burnt.'* The email states that the owner considers the heritage listing should be removed. I note that heritage works for the appropriate repair and strengthening of the buildings (including interior heritage fabric conservation) would be eligible for application to the Council Heritage Incentive Grants

scheme. However, I note this fund is very limited and may not offer significant assistance to the owner.

174. In the absence of cost estimates for repair and strengthening, I am not able to determine whether there are financial factors which would make it unreasonable to schedule the chapel and accommodation wing.
175. I note that in terms of the relief sought by the submitter, de-listing will not require the owner to beautify the property, undertake demolition of the fire damaged parts of the complex, or to meet a standard of maintenance of the grounds. De-listing would mean that full demolition can occur and the site developed without requiring the owner to apply for resource consent for heritage matters. I do not think this is appropriate considering the heritage significance embodied in the chapel and accommodation buildings and their ability to be repaired.
176. I note the safety issues identified with the site. Structural engineers Miyamoto in a letter to the owner dated December 2022 (**Appendix 15**) stated the majority of the original homestead (the west wing) presents a risk to anyone within 8m of the building footprint during an earthquake or moderate wind event. The report recommends demolition of the remaining elements of the west wing.
177. Advice from FENZ in November 2021 (**Appendix 14**) recommended to the Council and the building owner as interim measures: manage the vegetation; re-establish security fences; board all windows on the East Wing building. The memo also recommends demolition of all structures on site and clearing the site to a manageable level for fire hazard mitigation. The memo states that the existing structures provide a significant threat to FENZ personnel when attending calls and FENZ continues to identify all buildings on site as “Dangerous” for operational response purposes.
178. Richard Gant Technical Advisor, Building Consenting Unit advised in August 2023 (**Appendix 16**) *‘As there is no access to this area due to fencing having been installed to the entire property, and no current fall hazards to adjoining structures are present at this point in time, the requirements of Section 121 Building Act 2004 have been achieved.’*
179. I note that even with the operative and as notified heritage scheduling in place, the demolition of the fire damaged west and central sections can be carried out as ‘make safe’ works with no resource consent required due to

the unsupported state of the remaining elements the potential for their collapse in, for example strong winds.

180. In conclusion, I accept the relief sought by the submitter in part. I consider the chapel together with the accommodation wing and setting meet the scheduling policy as a 'significant' Heritage Item, and recommend that the Statement of Significance, Schedule and mapping be updated to reflect this. Dr McEwan has reviewed the revised Statement of Significance (**Appendix 19**), and supports the scheduling of the chapel, accommodation wing and setting in her evidence. An aerial map showing the proposed extent of the revised Heritage Item is provided as **Appendix 20**.
181. Notwithstanding that the owner may choose in future to apply for consent to demolish the building, I do not consider that there is any evidence presented in this third party submission that would justify removal of the chapel, accommodation wing and setting from the Schedule.

Mitre Hotel, 40 Norwich Quay, Lyttelton (Heritage Item 1060, Heritage setting 40)

182. Mitre Holdings Ltd (#1056) seek the removal of the Mitre Hotel and setting from the Schedule on account of it being beyond repair due to earthquake, sewage and water damage as well as vandalism; and that the heritage values of the building are substantially reduced. The resource consent costs for demolition are considered by the submitter to be prohibitive and the risk of not removing the heritage listing would result in the derelict building remaining on site. The submitter considers that removal of the heritage listing will enable redevelopment of the site, a more efficient use of the land and contribution to the recovery of Lyttelton.
183. I viewed the building from the public realm on 24 July 2023 with Ms Caponi, Mr Holmes and Mr Stanley, who also provide evidence relevant to this submission. I also viewed documents related to the building's history, condition, damage and engineering as well as cost estimates and photographs held in the Council's property files whilst preparing this evidence.
184. The building and setting are both included in the Schedule as a Significant Heritage Item. The heritage values and significance assessment are set out

in the Statement of Significance²² dated March 2015. I agree with the Statement of Significance which includes the following summary:

The Mitre Hotel and its setting has overall significance to Banks Peninsula and Christchurch. It has historical and social significance as a hotel has been on this site since 1849 and it replaced two earlier hotels that were destroyed by fire. The Mitre Hotel has cultural significance for the role the hotel on this site has played in the social life of the town since 1849 and architectural significance for the way in which it echoes the form of the 1876 hotel it replaced. The Mitre Hotel has technological and craftsmanship significance as an example of monolithic concrete construction and detailing dating from the 1920s, when such a construction method was not widely used. The Mitre Hotel has contextual significance as a landmark building in the area, especially after the loss of so many masonry buildings as a result of the Canterbury earthquakes. The Mitre Hotel has archaeological significance in view of the development that has occurred on this site since the late 1840s.

185. Based on the above, I consider the Heritage Item and setting meet Policy 9.3.2.2.1 a., and b. i. A.-D. The building meets all of the heritage values at a significant level and is in my opinion of significance to the District for these values. The Banks Peninsula Contextual Historical Overview and thematic framework (Louise Beaumont, Matthew Carter and John Wilson, 2014)²³ identifies the building as conveying the historical theme 'Building Banks Peninsula's industries and workforce: Retail businesses,' in the context of providing valued services to locals and visitors alike from the earliest period of European settlement. Although the building has been earthquake damaged and further damage from a lack of weatherproofing and maintenance, as well as vandalism, I consider it retains a moderate degree of authenticity and integrity.
186. Mr Holmes in his evidence confirms the heritage significance of the Mitre Hotel and setting and states his agreement with the Statement of Significance. In regards to Timothy Holmes' comments on the relative architectural value of the building I agree with his description of it representing 'rough-edged colonial utilitarianism.' I note that its relative architectural value is reflected in the assessment under this criterion as

²² [CHRISTCHURCH CITY PLAN – LISTED HERITAGE ITEM AND SETTING \(ccc.govt.nz\)](#)

²³ [cover2.pmd \(ccc.govt.nz\)](#)

'significant' rather than 'highly significant' in the Statement of Significance. In my opinion the building is of architectural significance in terms of the definition of the criterion '*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place*'. This is on account of the use of materials and simple detailing reflecting the period in which it was built. The design strongly addresses its corner site with architectural embellishment oriented to the street and port. The manner in which the design was based on the previous building, and adapted to more modern materials and technology also contributes to its architectural value.

187. Having reviewed the available relevant reports, and considering the damage and options available, Ms Caponi states that the reinstatement of the building is a viable (engineering) possibility. I note the building was issued with a Dangerous and Insanitary Building Notice by the Council issued in May 2023 – this is addressed in the evidence of Ms Richmond.
188. The physical condition of the building has led experts Ms Caponi and Mr Holmes to considering facade retention as an acceptable option in terms of retaining heritage values (albeit compromised compared to retaining the whole building) which responds to the deterioration of the interior. Ms Caponi considers that retention of the South and East Façades with dismantling and rebuilding of the other remaining parts of the existing building would allow retention of the most significant heritage features of the building as well as preservation of important elements of the heritage Norwich Quay streetscape, which she considers is particularly relevant aspect considering the high level of loss of heritage along Norwich Quay in Lyttelton).
189. I agree with Mr Holmes and Ms Caponi in this regard. In the case of commercial buildings such as the Mitre Hotel which are designed with a decorative principal facade or facades to the street, and utilitarian side and rear walls, facade retention could still express many of the building's tangible and intangible values.
190. Based on the above, I consider that the building does not meet the scheduling exclusion Policy 9.3.2.2.1 c. iii related to the impact of necessary works on heritage significance, or c. iv. related to engineering factors.
191. Costings reports of various dates and for different retention and rebuild options prepared for the owner are held on the Council's property files. These have been reviewed by Council's Quantity Surveyor expert, Mr

Stanley, and are addressed in his evidence. Mr Stanley notes the limitations of the existing information and has provided escalated costs as relevant and where possible. This indicates that the cost difference between the upper range for demolition and a replacement building (estimated range is \$3,609,000 - \$4,010,000) and repair and strengthening of the whole existing building (\$4,019,851) may not be considered significant at \$9,851.00. Repair of the whole existing building (\$4,019,851) is a more affordable option than façade retention with a new building behind (\$5,886,028). Façade retention (southern and eastern facades) is estimated at \$1,866,177 more than retaining and repairing the whole building. I note Mr Stanley also provides a demolition and rebuild cost estimate for a replica building of \$4,795,884. In my opinion a replica building would not have any integrity or authenticity, and is not an appropriate heritage outcome, therefore I have not taken it into account.

192. Based on the cost estimates above, it would seem to make financial sense to repair and strengthen the whole building rather than just retain the façade. This option would also have the benefit of retaining more heritage fabric, and greater integrity and authenticity.
193. The owner has previously advised Council that the insurance payout he received for the building (year unknown) was not sufficient to cover the actual costs of strengthening and repair, however the actual sum and documentation of the payout has not been provided to Council. Considering escalated costs for the works since costings for insurance purposes were arrived at, this gap is now likely to be greater.
194. I note that heritage works for the appropriate repair and strengthening of the building (including facade retention) would be eligible for application to the Council Heritage Incentive Grants (**HIG**) scheme. However, I note this fund is very limited. Pending approval of carry forwards from earlier years, the HIG fund is expected to be in the region of \$379k for the 2023-24 financial year . I acknowledge that grants available for an individual building such as the Mitre Hotel are not likely to significantly bridge any insurance gap for the owner.
195. When these cost estimates, limited grant availability and the owner's circumstances are considered in terms of 9.3.2.2.1 c. iv, it would appear that there may be financial factors related to the physical condition of the Heritage

Item that would make it unreasonable or inappropriate to schedule the Heritage Item.

196. In conclusion – as outlined above, I consider the damaged and deteriorated building still has heritage significance, and is physically able to be repaired in whole, or in part with façade retention and retain its heritage significance. Although the cost estimate for repair and strengthening of the whole building may not be considered to be significantly more expensive than demolition and rebuild, there are limitations to these costs estimates, and also an indication from the owner that the actual costs are significantly more expensive than their insurance payout.
197. Notwithstanding that the owner may choose in future to apply for consent to demolish the building, I do not consider that there is any evidence presented in the submission that would confirm removal of the building and setting from the Schedule of significant Historic Heritage Items is justified. If the submitter is able to provide evidence of the insurance payout figure, this would assist a determination to be made as to whether it may be considered unreasonable for financial reasons for the Heritage Item, under their ownership, to remain scheduled.

St James Church, 65 Riccarton Road (Heritage Item 465, Heritage setting 220)

198. This submission from the owner Church Property Trustees (CPT) (#825) requests the removal of St James Church from the Schedule. This is on the basis that the Church was badly damaged in the Canterbury earthquakes, has a New Build Standard (NBS) of less than 20%, is in ‘an extremely poor state of repair’ and ‘lacks the structural integrity required for its safe usage.’ In addition, the Diocese has no use for the Church. CPT advise they have investigated options to reinstate the Church, but they found none to be economically viable. CPT have undertaken market enquiries investigating the potential for sale of the site to developers. No comprehensive strengthening scheme concepts or cost estimations were submitted by the building owner in support of their application.
199. I have had regard to the evidence of Ms Caponi, Ms Stevens, Dr McEwan and Mr Stanley in relation to this building as well as documentation related to

the building's history held in the Council's heritage and property files. I viewed the building from Riccarton Road on 5 August 2023.

200. The submission states that the Church 'no longer meets the criteria for listing.' I disagree with this claim, for the reasons set out below.
201. The building and setting are scheduled as a Highly Significant Heritage Item. The Church is not listed by HNZPT as a Historic Place.
202. The heritage values and significance assessment are set out in the Statement of Significance²⁴, dated 1 November 2014. I agree with the Statement of Significance which includes the following summary:

St James Church has high significance to the Christchurch District, including Banks Peninsula. It has historical and social significance as an expression of the early 20th century growth and development of the Anglican church in Christchurch. The church has high cultural and spiritual significance as a place of worship and as a World War I memorial. St James' has high architectural and aesthetic significance because it was designed by Alfred Luttrell, design principal of one of New Zealand's foremost Edwardian architectural practices. The Early English Gothic Revival building was Alfred Luttrell's last church design before his death in 1924. The interior has high technological and craftsmanship significance for its unique stencil painting, incorporating traditional Gothic and New Zealand symbolism, which was designed by local architects Robert and Margaret Munro. The stained glass windows in the church enhance its high technological and craftsmanship significance. The church has contextual significance for its prominent siting; place within the oeuvre of surviving examples of the Luttrell brothers' work; and relation to other masonry churches in the city. The garden setting, including memorial elements and listed trees, contributes to St James' landmark presence within lower Riccarton. The archaeological significance of the site may pertain to the colonial development of Riccarton Road.

203. Dr McEwan, who has particular expert knowledge of the work of the Luttrell Brothers states in her evidence that St James's was the last church, and the only Anglican one, designed by the Luttrell Brothers and the only parish church designed by the Luttrells that is still extant in the City. She considers

²⁴ [HID 465.pdf \(ccc.govt.nz\)](#)

it to be significant as a surviving inter-war masonry church which demonstrates the enduring popularity of the Gothic Revival style well into the 20th century as well as the growth and development of the city's Anglican congregation after World War I.

204. The building meets a number of the heritage values (Cultural/spiritual, architectural/aesthetic and technological/craftsmanship) at a highly significant level and is in my opinion of high significance to the District for its heritage values. Ms Stevens in her evidence also concludes that St James' Church and Setting, in their current state, meet the threshold for inclusion in as "Highly Significant."
205. Although the building is earthquake damaged, as detailed by Ms Caponi and Ms Stevens, I consider it retains a high degree of authenticity and integrity. I am in agreement with this statement by Ms Stevens

'Despite the damage caused by the Canterbury Earthquakes in 2010-11, the building remains largely whole and intact in the physical sense. Where there has been damage at the gable-ends, the building fabric has been propped, minimising the risk of loss. The elements or areas of fabric that have been broken or dislodged make up a small percentage of the building in its entirety. The purpose of the church, as well as the World War II memorial and rose garden, are easily legible, and continue to hold spiritual meaning and provide a sense of place even though they are not in use.'

206. Based on the discussion above, I consider the Heritage Item and setting meet Policy 9.3.2.2.1 a., and b. (ii) A.-D.
207. Based on Ms Caponi's evidence and considering the building in terms of Policy 9.3.2.2.1 c. iv – whether there are engineering factors related to the physical condition of the Heritage Item that would make it unreasonable or inappropriate to schedule the Heritage Item – there is no indication that it is unreasonable in terms of engineering factors to continue to schedule the building.
208. Ms Caponi states that the structure retains a high-level of structural integrity, although strengthening and repair works are deemed required to remove the building Earthquake Prone Status and ensure compliance with the current Building Code and New Zealand Design Standard requirements. Ms Caponi considers that 'modern techniques (such as post-tensioning) and innovative

materials (such as Fiber-Reinforced Polymer, FRP) would permit the strengthening and repair of the Church to an acceptable standard, that would be sympathetic to the original structures allow the building to retain its full heritage value.'

209. Ms Stevens considers the impact on heritage significance of the repair and strengthening works likely to be required (I note no scope of works or complete engineering scheme has been provided by the submitter) and concludes 'it is possible for St James' Church to be repaired and strengthened to a minimum of 67% NBS in such a way that it would continue to meet the threshold of "Significant", and may continue to meet the threshold of "Highly Significant.'" Based on the above information, I do not consider that the work likely to be required to repair and strengthen the Heritage Item would significantly compromise its heritage values and integrity such that it would no longer retain its heritage significance, and therefore it does not qualify under the scheduling exemption policy at 9.3.2.2.1 c.iii.
210. Lack of use has been identified by the submitter as an issue. Both Ms Caponi and Ms Stevens outline the potential for sympathetic adaptation to re-use of the building for a range of activities. Ms Stevens notes 'there are many examples, both nationally and internationally, of churches with heritage significance that have been adapted for different uses' and concludes the 'most compatible or "appropriate" use would be a civic facility. However, a hospitality venue, events venue, commercial or retail space would present opportunities to generate revenue to finance the cost of repair and strengthening work.'
211. Cost estimates for repair have not been provided by the submitter. Philip Griffiths in his evidence suggests a repair and strengthening estimate of around \$5,274,000, and replacement with a modern structure with a medium standard of finish (which would bear no resemblance to the existing) is estimated at around \$1,465,000. Therefore, the cost of repairing and strengthening the building could be considerably more than demolition and a new build. I do not consider a replica building to be an appropriate heritage outcome, therefore I have not taken that cost estimate into account.
212. Ms Stevens identifies that grants for restoration works, including the preparation of documentation required to inform the scope of works and decisions about how to carry out the works, are available through the Department of Internal Affairs Lottery Environment and Heritage fund and

that she considered the owner would be eligible to apply for this fund. As I have noted above, there are limited grant funds available through the Council's Heritage Incentive Grants scheme. Interior and exterior heritage fabric conservation would be eligible under the grants scheme, even though the interior is not scheduled.

213. Although the estimated costs of repairing and strengthening the building significantly exceed those for demolition and a new build, the availability of grants combined with the potential to adapt the building to a range of new uses indicates the potential for retention to be a viable option.
214. The submitter considers it would be appropriate to demolish the Church having regard to the matters in Policy 9.3.2.2.8. Notwithstanding that the owner may choose in future to apply for resource consent to demolish the building, I do not consider that there is any evidence presented in the submission that would justify removal of the building and setting from the Schedule. Therefore I do not support the relief sought by the submitter.

Daresbury and Setting (Heritage Item 602, Heritage setting 185)

215. This submission from the owner Daresbury Limited (#874) seeks removal of the Heritage Item and setting from the Schedule 'so that it may be able to be demolished where appropriate and consistent with Policy 9.3.2.2.8 (Demolition policy).' The submitter states that the building was heavily damaged by the Canterbury earthquakes 2010/2011 and has been vacant and uninhabitable since that time. They consider that restoration, strengthen and repair to meet Building Code are not economically feasible. The submission states the extent of works required would result in loss of heritage fabric to the extent that the building would constitute a replica as deconstruction of the remaining fabric is required for strengthening. It also states that much of the Heritage Item's heritage features are lost, its 'heritage status is diminished' and it no longer has significant heritage values.
216. I have had regard to the evidence of Mr Hogg, Mr Fulton and Mr Stanley in relation to this building as well as documentation related to the building's

history held in the Council's heritage and property files. I visited the building and viewed the interior and exterior on 21 July 2023.

217. The building and setting are scheduled as a Highly Significant Heritage Item. Daresbury is listed as a Category 1 Historic Place by HNZPT.

218. The heritage values and significance assessment are set out in the Statement of Significance,²⁵ dated November 2014. I agree with the Statement of Significance which includes the following summary:

Daresbury and its setting have high overall significance to Christchurch, including Banks Peninsula and New Zealand as a turn of the 20th century large Arts and Craft inspired residence and use as a vice-regal residence. Daresbury has high historical and social significance for its association with businessman George Humphreys and the Humphreys' family in whose ownership it remained until 1985. Daresbury has high architectural significance as the most outstanding example of Samuel Hurst Seager's interpretation of the English Domestic Revival style and Arts and Craft inspired detail. Daresbury has high craftsmanship significance for the quality of its construction and detailing and high contextual significance for its place within the distinctive large houses that typify the suburb of Fendalton. Daresbury and its setting have potential archaeological significance as the site was once part of the Deans' Riccarton estate and in view of the late 19th century development of the property.

219. I would also add to this from the cultural and spiritual significance section:

Daresbury and its setting has cultural significance as an embodiment of the lifestyle of a professional business family in the early years of the 20th century. It also has cultural significance for its aesthetic and stylistic embodiment of a particular design and philosophy movement of the time – that of the Arts and Crafts movement.

220. The building meets a number of the heritage values (historical/ social, architectural/aesthetic, technological/craftsmanship and contextual) at a highly significant level and is in my opinion of high significance to the District for its heritage values. Mr Fulton in his evidence also concludes that

²⁵ [HID 185.pdf \(ccc.govt.nz\)](#)

Daresbury and Setting, in their current state, meet the threshold for inclusion in as “Highly Significant.”

221. Mr Fulton discusses the history and addresses the heritage values and significance of the Heritage Item and setting in his evidence. He agrees with Dave Pearson Architects (Heritage Assessment and defects/remedial work schedule, 19.06.2019) overall summary of significance which rates the building as having ‘exceptional’ significance.
222. Based on the discussion above, I consider the Heritage Item and setting meet Policy 9.3.2.2.1 a., and b. ii. A.-D.
223. Mr Fulton provides an assessment in terms of 9.3.2.2.1 c. iii., and considers ‘the proposed reconstruction and restoration to generally be appropriate and will not compromise the heritage significance of Daresbury,’ and ‘a proposed strengthened and restored Daresbury will retain its heritage significance and thus be worthy of its Heritage status.’ He also considers that ‘While there is a loss of some, mostly unseen original fabric with a corresponding reduction in Technological value, the overall Heritage significance of Daresbury will remain considerable. This ensures that it is worthy to remain a scheduled heritage item both locally (Council) and Nationally (HNZ).’
224. Mr Hogg details the expected physical impact on the heritage fabric with the necessary strengthening works in his evidence. Substantial intervention is required – however this degree of change, with similar methodology has been considered acceptable for many scheduled Heritage Items as part of earthquake recovery.
225. It is my experience that Christchurch earthquake recovery for heritage buildings after earthquakes, given the extent of necessary deconstruction and reconstruction required for some places (eg Theatre Royal, Mona Vale), pushed the boundaries of traditional heritage conservation approaches. However, these have been accepted as heritage wins because heritage values are retained to the extent that the places still contribute to the District’s sense of place and identity.
226. Repair and strengthening of heritage buildings has often resulted in the reduction of technological and craftsmanship values with the introduction of new fabric and new construction systems. However, with salvage of materials and their reinstatement in line with heritage conservation best practice – as is

possible at Daresbury - acceptable heritage outcomes have been achieved even with very extensive works.

227. It is likely that the works required would in my opinion reduce the level of technological and craftsmanship value to 'significant' rather than 'high significance.' I do not consider that the work likely to be required to repair and strengthen the Heritage Item would significantly compromise its heritage values and integrity such that it would no longer retain its heritage significance, and therefore in my opinion, it does not qualify under the scheduling exemption policy at 9.3.2.2.1 c. iii.
228. Based on Mr Hogg's evidence and considering the building in terms of Policy 9.3.2.2.1 c. iv - whether there are engineering factors related to the physical condition of the Heritage Item that would make it unreasonable or inappropriate to schedule the Heritage Item – there is no indication that it is unreasonable in terms of engineering factors to continue to schedule the building. Mr Hogg states that as the building is able to be repaired and strengthened it is not unreasonable or inappropriate for structural reasons for it to remain on the Schedule.
229. In consideration of financial reasons that would make it unreasonable or inappropriate to continue to schedule the Heritage Item in terms of 9.3.2.2.1 c. (iv.) I have referred to the cost estimate and evidence provided by Mr Stanley. He has determined an estimate for repair and strengthening at \$6,875,781. This is significantly less than his estimate for demolition and replacement with a modern structure with a high standard of finish of between \$11,501,000 and \$16,430,000. Based on this, I consider that repair and strengthening could be comparatively more affordable than a high end new build, and therefore could be considered 'reasonable', noting that the owner purchased the building 'as is where is', aware of its condition and heritage status. I am aware that the owner recently subdivided part of the Daresbury setting for a residential development and has also investigated a variety of different options for the Heritage Item and setting, including partial retention. I note I have not taken into account the costs of a replica new build as I do not consider that to be an appropriate heritage outcome.
230. I note that heritage works for the appropriate repair and strengthening of the building (including interior heritage fabric conservation) would be eligible for application to the Council Heritage Incentive Grants scheme. However, as noted above in relation to the Mitre Hotel, I note this fund is very limited. I

acknowledge that grants available for a privately owned building such as Daresbury are not likely to significantly assist the owner.

231. I consider Mr Fulton's comment regarding costs in relation to significance is pertinent – *'The cost of repair of Heritage buildings of the nature Daresbury is significant but is proportional to the scale of the project and the heritage value placed on the building.'*
232. The submission seeks removal of the Heritage Item and setting from the Schedule 'so that it may be able to be demolished where appropriate and consistent with Policy 9.3.2.2.8 (Demolition policy).' Notwithstanding that the owner may choose in future to apply for consent to demolish the building, I do not consider that there is any evidence presented in the submission that would justify removal of the building and setting from the Schedule of Significant Historic Heritage Items under Policy 9.3.2.2.1 (Identification, assessment and scheduling of heritage items). Therefore, I do not support the relief sought by the submitter.

Harley Chambers and setting, 137 Cambridge Terrace (Heritage Item 78. Heritage setting 309)

233. The submitter Cambridge 137 Ltd (#1092) seeks the deletion of 137 Cambridge Terrace from the Schedule, on account of the condition of the building, its seismic risk and because they consider 'any endeavours to provide any purpose or function would be both financially unsupportable and result in the removal of residual heritage fabric to the extent that the building would not warrant scheduling'. According to the submission, the building has been unoccupied since February 2011 and at 15% of NBS is classed as Earthquake Prone.
234. I have had regard to the evidence of Mr Hogg, Mr David Pearson and Mr Stanley in relation to this building as well as documentation related to the building's history held in the Council's heritage and property files. I visited the building and viewed the interior and exterior on 18 July 2023.
235. The building and setting are scheduled as a Significant Heritage and are listed as a Category 2 Historic Place by HNZPT.

236. The heritage values and significance assessment are set out in the Statement of Significance,²⁶ dated 23 October 2014. I agree with the Statement of Significance which includes the following summary:

Harley Chambers and its setting are of overall significance to Christchurch, including Banks Peninsula. 137 Cambridge Terrace is of historical and social significance as purpose built medical and dental rooms for Mr A E Suckling a dentist. The building has cultural significance for its ability to demonstrate the move away from the convention of suburban based medical practices within a doctor's home, to the development of dedicated premises and the grouping of aligned medical specialists in one place. Harley Chambers is of architectural and aesthetic significance as a three storey building that was built specifically to house professional rooms for dentists and doctors and for its use of neo-classical elements on window and door surrounds which create a plain and simple, yet imposing building that anchors the corner. The building is of technological significance for its electrical fit out, air conditioning, sound-proofing and internal construction using Innes – Bell blocks all of which were innovative for the time. The building is of contextual significance for its proximity to a large number of heritage buildings in the immediate vicinity including the adjacent Worcester Chambers, the Canterbury Club, the Worcester Street bridge and the former Municipal buildings. The building is a landmark on a prominent inner city corner across from the Avon River. The building and setting are of archaeological significance because they have potential to provide archaeological evidence relating to past human activity on the site.

237. Mr Pearson states his general agreement with the Statement of Significance that and in his opinion, the building clearly meets the threshold for being scheduled as a Significant Heritage Item. He expands on its architectural values, identifying a connection with strong references to the American Chicago School and the Richardson Warehouse styles of the late nineteenth century. He notes the rarity value 'as a building in Christchurch with architectural references to American nineteenth century styles.' Mr Pearson also emphasises the important contribution the Heritage Item makes to the group of heritage buildings in Worcester Boulevard which he identifies as one

²⁶ [HID 78.pdf \(ccc.govt.nz\)](#)

of the more historically intact inner-city thoroughfares with its wide range of building types and styles. I concur with his evidence on these points.

238. The Christchurch Contextual Historical Overview (2005, updated 2013)²⁷ identifies Harley Chambers as the only one remaining of three inner-city heritage scheduled buildings related to the provision of health and other services. The other two were demolished after the earthquakes.
239. The submitter considers that the building is now only of 'some' heritage significance, on account of alterations since its construction and damage caused by squatters since the building became vacant. I am not aware of any historical alterations to the building that would affect the heritage assessment in the Statement of Significance.
240. Property files indicate application was made to reroof over the original flat roof in 1992. Code compliance works have been undertaken and internal partition walls added over time. During my site visit I observed damage to heritage surfaces and finishes (graffiti) and broken windows due to vandalism by squatters as well as evidence of fire damage. The fire damage has caused localised damage requiring heritage fabric to be replaced. Post earthquake works are the partial deconstruction of the lift shaft and boarding up of windows and doors. I do not consider these changes impact the intrinsic heritage values of the building to the extent that it no longer meets the Policy for scheduling.
241. Based on the discussion above, I consider the Heritage Item and setting meet Policy 9.3.2.2.1 a., and b. i A.-D.
242. Mr Hogg concludes that there is 'no immediate structure engineering reason for the building to be deconstructed', and states that make safe temporary works are required to eliminate life safety hazards identified by Quoin Structural Consultants and Centaurus Structural Consulting which will enable strip out and repairs and strengthening to proceed. Mr Hogg outlines the physical works required to strengthen and repair the building.
243. Mr Pearson concludes that he does not believe that the extent of the work to retain and repair the heritage item 'is of such a scale that the heritage values and integrity of the heritage item would be significantly compromised.' While he identifies the interior contains fabric and items of heritage interest, he notes that the interior of the building is not protected under the District Plan

²⁷ [Christchurch-Contextual-Historical-Overview-Revised-2013.pdf \(ccc.govt.nz\)](#)

and consequently any work to the interior will not impact on the heritage values for which it is scheduled.

244. Mr Pearson addresses options for retention in his evidence and considers 'while retaining the facades of the Harley Building is not a perfect outcome, it may be an appropriate response. He identified the potential for the construction of a new taller building behind the Harley Building façades which may make the project 'more financially viable.'
245. Mr Pearson addresses the potential for adaptive re-use of the Heritage Item. He notes the potential challenges of the existing floor plate of small spaces for modern office use, identifying that possible uses may include backpacker accommodation or a boutique hotel. David Pearson also identifies that if only the two street facades are retained, 'a new building that might be constructed behind could accommodate any number of uses, the only significant restraint being the positioning of the windows.'
246. Mr Stanley has reviewed and escalated costings prepared for the previous owner by AECOM, dating from 2017. Mr Stanley has arrived at the following figures: reinstatement and strengthening to 67% NBS: \$21,610,447, retained historic facade with new building behind: \$18,660,691; new open plan office building: \$12,356,061. These figures show that retaining and repairing the Heritage Item is significantly (\$9,254,386) more expensive than demolishing and erecting a new building on the site. Retention of the facade rather than the whole building (at 67% NBS) saves \$2,949,756. Strengthening of the whole building to only 34% NBS is significantly more affordable than other options at \$16,204,671, however in my experience 67% is generally a more desirable level of engineering for owners and potential tenants. I note that the owner recently purchased the building, presumably aware of its heritage status and the likely costs to repair and strengthen it.
247. I note that heritage works for the appropriate repair and strengthening of the building (including interior heritage fabric conservation) would be eligible for application to the Council Heritage Incentive Grants scheme (as detailed earlier). However, I note this fund is very limited and is not likely to offer significant assistance to the owner.
248. The costs to retain and strengthen the Heritage Item are significant, but are possibly not to be considered unreasonable in the context of the significance

of the building to the District and particularly given its architectural, landmark and contextual values.

249. Based on the cost estimates above, it may be considered a more reasonable option financially to retain the façade. Mr Stanley has provided me with escalated cost estimates for facade retention of the Public Trust (\$7,098,740) and Former A J White's/ McKenzie and Willis (\$7,417,720). These are similar costs to his estimate for 'extra value to retain facade' of \$6,426,165 for Harley Chambers. I note that each building has its own particular set of circumstances and construction typology. Ultimately the whole Public Trust building was retained. The Former A J White's façade is a successful example of retention of important central city landmark values as part of a cluster of Heritage Items.
250. No up-to-date information on property valuation has been provided by the submitter. A 2017 CRBE report for the previous owner estimated that a replacement building had a negative value outcome of \$2.225 million; facade retention with a new build had a negative value outcome of \$5.475 million, and repair and strengthening of the whole building to 67% had a negative value outcome of \$12.300 million. Given changes that have likely occurred with the property market since 2017, a current assessment may assist with determining economic reasonableness of scheduling the building.
251. The building is of significance to the District and retains its integrity and authenticity (including with required repair and strengthening), that it is physically able to be repaired and strengthened and was purchased with awareness of costs to repair and strengthen. Although it does not have the heritage outcomes of retaining the building as a whole, it may be more financially 'reasonable' for the owner to retain the facade as this is a more affordable option that still retains heritage significance to the District, in particular its architectural, landmark and contextual values.
252. Notwithstanding that the owner may choose in future to apply for consent to demolish the building, I do not consider that there is any evidence presented in the submission that would justify removal of the building and setting from the Schedule of Significant Historic Heritage Items under Policy 9.3.2.2.1 Identification, assessment and scheduling of heritage items. Therefore I do not support the relief sought by the submitter. However, I note that the

matter of financial reasonableness could be a matter requiring further consideration.

Former Dwelling and setting, 32 Armagh Street/325 Montreal Street (Heritage Item 390, heritage setting 287)

253. Carter Group Limited (#824) considers this Heritage Item and setting to be of 'little to no heritage value' and seeks their removal from the heritage Schedule. The building is stated to be in a poor state of repair with damage to its exterior, with original architectural features removed over time. The setting is not considered by the submitter to have significance 'in its own right'. Catholic Diocese of Christchurch (#823) also seek removal of this Heritage Item and setting from the schedule.
254. I visited the site on 12 July 2023 to view it from the exterior.
255. The building and setting are scheduled as a Significant Heritage Item.
256. The heritage values and significance assessment are set out in the Statement of Significance,²⁸ dated 3 February 2015. I agree with the Statement of Significance which includes the following summary:

The former dwelling and its setting have overall significance to the Christchurch District, including Banks Peninsula. The building has historical significance as a c.1875 colonial cottage, the former home of Ernest Empson, and for its association with Christchurch Girl's High School. The former dwelling has architectural significance due to the authenticity of its exterior and retention of some of its original interior detailing. As a small colonial cottage this building has landmark significance within the inner-city's historic western precinct. It has further contextual significance as it stands as a reminder of the style, scale and materials that once dominated the city's colonial built environment. The dwelling and its setting has archaeological significance in view of its 19th century construction.

257. Also of relevance from the Statement of Significance:

The former dwelling is of cultural significance for its demonstration of the way of life of Christchurch residents from c1877. It is also

²⁸ [HID 390.pdf \(ccc.govt.nz\)](#)

associated with the way of life of private music teachers, offering lessons in their own home...

The cottage has technological significance as an example of construction methods and materials dating to c.1875. The earliest part of the building has volcanic stone foundations, the interior walls are lath and plaster and details such as the coved hall ceiling provide evidence of a notable level of craftsmanship in the construction of this building.

258. Mr Holmes concurs with the Statement of Significance of the cottage in his evidence. He adds that he considers the Heritage Item to have high contextual value and notes particular significance in 'is its corner setting and context as a landmark garden dwelling on the East side of the cultural precinct of the central city.'
259. The cottage has been assessed as a 'Defining building' in the proposed Inner City West RHA, recognising its primary importance to the wider residential neighbourhood which contains a variety of residential typologies, ages and styles that have developed in the area since the early years of Christchurch's colonial development. Dr McEwan undertook the heritage assessments for the RHAs and addresses them in her evidence.
260. In the course of preparing my evidence I reviewed historical aerial photographs²⁹ of the Heritage Item and Setting. Although the wider context has changed, with the demolition of the former Girls High School (apart from the tuck shop and swimming pool changing rooms), and the introduction of an adjacent carpark, the immediate context for the cottage which consists of a grassed area to the east, landscaping and accessways has been associated with the cottage since at least c1940-1944. The boundary to the north has been closely located to the cottage since at least this time. There was historically a building to the west of the cottage (also visible in 1940-44 aerials photographs).
261. The historical aerials indicate the proposed setting in PC14 is larger than the historical extent of the landscaped grounds of the cottage. In response, I have identified a proposed reduced area of Heritage setting, which is indicated in the map in **Appendix 21**. I consider this area meets the definition of Heritage Setting as per PC14. This revised setting allows for only one metre from the north facade of the building, which is the minimum I consider

²⁹ [Historical Aerial Imagery \(canterburymaps.govt.nz\)](http://Historical Aerial Imagery (canterburymaps.govt.nz))

would allow for maintenance and access to the building. Ideally a setting would provide more 'breathing space' however, in this case, the boundary was historically in this location, at times with a fence to separate the Caretaker's cottage from the Girl's High School swimming pool.

262. Ms Caponi outlines the alterations to the dwelling over time, and I agree with her that 'the cottage maintains much of the original fabric and finishes with very few alterations undertaken throughout the course of the years.'
263. Early alterations and depending on their nature, more recent alterations can contribute to heritage values for Heritage Items. The additive construction of early colonial buildings speaks of colonial life and the changing needs and means of the owners and occupants. It is very common for colonial dwellings to have additions to the rear, particular of a lean-to nature. This does not in my opinion detract from their significance. The Statement of Significance states

'The original cottage has been extended with additions to the Gloucester Street elevation, including lean-tos. These were likely added within a few years of the building's construction, as the detailing is consistent with the original building. The front chimneys have been removed. TS Lambert's 1877 map of the inner city records the footprint of the dwelling as closely resembling what it is today.'

264. I note also that the rear chimney has also been removed.
265. Based on the above, I consider the Heritage Item still meets Policy 9.3.2.2.1 b. i A.-D – it meets all heritage values at a significant level, is significant to the District and meets the minimum requirement of moderate integrity and authenticity.
266. Mr Holmes outlines the condition of the Heritage Item and works required to repair earthquake damage and deferred maintenance. He states '*...the building appears to be enduring its neglect remarkably well and is eminently capable of repair. As a timber building repairs are relatively low cost and straightforward even with more exacting work methodologies demanded by heritage listed buildings.*' The necessary remedial works identified in a 2015 scope by conservation architect Jackie Gillies, and as outlined in evidence by Mr Holmes, Ms Caponi and Mr Stanley, if undertaken in accordance with a heritage conservation approach, would not in my opinion, result in the heritage values and integrity of the heritage item being compromised to the

extent that it would no longer retain its heritage significance. Due to the nature of the material, timber buildings deteriorate and require elements to be repaired and replaced over time – this is an accepted part of heritage conservation practice. Therefore I consider that the Heritage Item it does not meet the scheduling ‘exemption’ clause in Policy 9.3.2.2.1 c.iii

267. Ms Caponi identifies the potential for the deferred maintenance works to have adversely affected the building structural and non-structural internal components. In the absence of a structural report, or further physical examination of the structure, Ms Caponi is unable to determine *the works necessary to repair the building to a safe and useable condition..* In my opinion, there is no evidence at this time to confirm that it is unreasonable for structural reasons to continue to schedule the Heritage Item.
268. Mr Stanley provides a cost estimate (by escalating costs from the 2015 scope of works) totalling \$259,000 for repair works. In my opinion this may be considered a reasonable cost to expect to address over ten years of deferred earthquake damage and lack of maintenance, in light of the heritage significance of the dwelling.
269. I note that heritage works for the appropriate repair and strengthening of the building (including interior heritage fabric conservation) would be eligible for application to the Council Heritage Incentive Grants scheme (as detailed earlier). Although this fund is very limited, in light of the total costs required, reasonable assistance may be able to be offered to the owner if a future application was successful.
270. Mr Holmes identified a wide range of uses that the restored building could be put, including residential, consultancies, retail, tourism, hospitality, museums, or galleries. I agree, and I note that as the interior is not protected, there would be no resource consent requirements for internal alterations, however I consider original features and layout of note such as the coved hallway ceiling would be beneficial to retain.
271. Mr Holmes notes, ‘the presence of the cottage does not allow unfettered development of the site as a whole; however it doesn’t restrict the site in a substantial way since it sits on the South edge and completes the Gloucester street residential street scape as it meets Montreal street.’ I agree, and note

that the proposed reduced setting in **Appendix 21** restricts development on the rest of the site slightly less.

272. In conclusion, I disagree with the relief sought by the submitter. I consider the Heritage Item and proposed reduced setting (**Appendix 21**) should remain scheduled as they meet Policy 9.3.2.2.1.

CONCLUSION

273. In conclusion, as I have outlined above, with due consideration, and based on my expertise and with reliance on the expertise of others as identified, I am able to support the relief sought by some submitters, support others in part, and am not able to support the relief sought by other submitters.

- (a) I do not support the removal or the expansion sought of the Papanui War Memorial Avenues (Heritage Item 1459).
- (b) I do not support the removal of 9 Ford Road (1439), 129 High Street (1403), 159 Manchester Street (1402), 35 Rata Street (1433), and 25 baches in Taylors Mistake as sought.
- (c) I do not support the reduction sought of Heritage setting 655 (Former Dwelling Stevenholme/Rannerdale House), Heritage setting 555 (Commercial Building Façade, Former A J Whites, 181 High Street) or Heritage setting 336 (New Regent Street)
- (d) I support an amendment of Heritage Setting 684 (Riccarton Tea House) with revision of what is sought.
- (e) I support the amendment sought to Heritage Setting 423 (Dwelling, 27 Glandovey Road), and for Former Spreydon Lodge (Heritage Item 1461 – no Heritage Setting ID number has been allocated)
- (f) I do not support the scheduling of the 20th Battalion and 20th Regiment War Memorial or 111 Hackthorne Road.
- (g) I do not support the scheduling of the Former Law Courts, the Upper Riccarton War Memorial Library, Barnett Avenue Pensioners' Cottages or Princess Margaret Hospital at this time.
- (h) I support the city centre zone rules and heritage sites and heritage height overlays and interfaces – New Regent Street, Arts Centre,

Victoria Street and Cathedral Square, including the extension of Victoria Street that is sought to include 70 Kilmore Street.

- (i) I do not support zoning change sought in the city blocks bounded by Montreal Street, Cambridge Terrace and Armagh Street.
- (j) I support consideration of protection for Heritage Items Hagley Park, Cranmer and Latimer Squares from surrounding inappropriate development that could impact their heritage values.
- (k) I do not support the removal of heritage items 463 (Former Holy Name Seminary incorporating Baron's Court/Kilmead, Motor House and setting); 1060 (Mitre Hotel and setting); 465 (St James Church and setting); 602 (Daresbury and setting); 78 (Harley Chambers and setting) or 390 (Former Dwelling and setting) from the Schedule.
- (l) I support a reduction in the extent of Heritage item 463 (Former Holy Name Seminary incorporating Baron's Court/Kilmead, Motor House and Setting).
- (m) I support a reduction in the extent of Heritage Setting 287 (Former Dwelling and setting, 32 Armagh Street/325 Montreal Street).

Date: 11 August 2023

Amanda Ohs

Appendix 1

Submitter proposed Heritage Setting 655 outline – from submission



Figure 1 Proposed Heritage setting for the home (655) located within the red boundaries (Town Planning Group)

Appendix 2

Heritage Setting 655 as notified



Appendix 3

Heritage Item 234, Rannerdale House, 65 Hansons Lane

Historic Aerials from Canterbury Maps [Historical Aerial Imagery \(canterburymaps.govt.nz\)](http://canterburymaps.govt.nz)

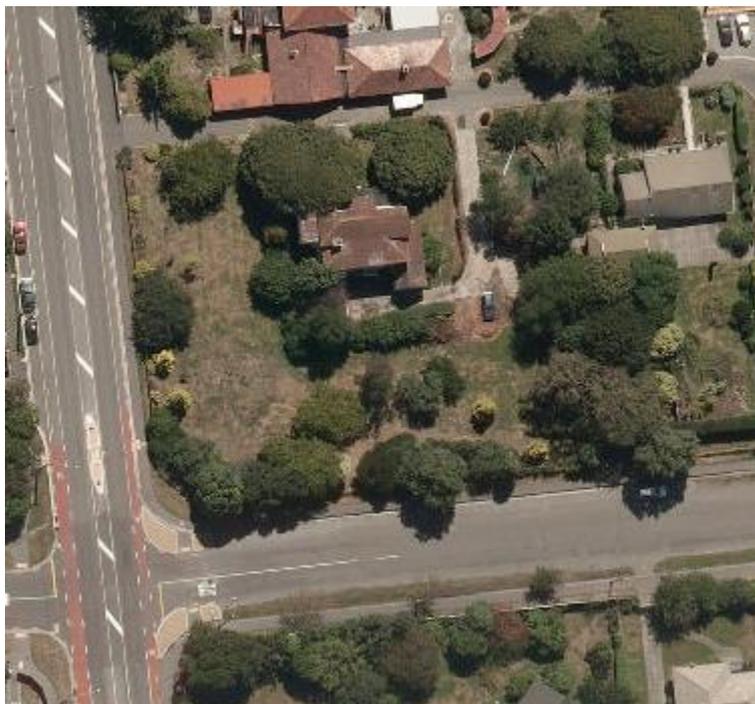
1965-69



1970-74



2010-2015



Latest Imagery



Appendix 4

Heritage Setting 684 revision as sought by submitter:

Figure 1 illustrates the area that Canterbury Jockey Club supports being included in Heritage Setting 684.

Figure 1: Revised Area of Heritage Setting 684 (shown in red)



Appendix 5

Revised Heritage Setting 183 (in response to submission), Riccarton Tea House



Appendix 6

Revised Heritage Setting 423 in response to submission, 27 Glandovey Road



HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER
***FORMER SPREYDON LODGE AND SETTING -
2 MONSARAZ BOULEVARD, CHRISTCHURCH***



PHOTOGRAPH: G. Wright 24/01/2013

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.

Former Spreydon Lodge and setting have historical and social significance as one of the oldest houses remaining in south-western Christchurch, as the namesake of the suburb Spreydon, and for their long-term connection with horse racing. The house and setting are also significant for their connection with several important individuals and families; particularly Augustus Moore, William Sefton Moorhouse, and Samuel Garforth, whose descendants owned the property for nearly a century. The composite nature of the house expresses the changing wealth, taste, status and family size of its occupants over time.

On route to the Peninsula, the rich farmland and timbered valleys of the Halswell district proved attractive to settlers, and its population grew steadily from the late 1850s. The swampy area along the Lincoln Road between Addington and Halswell was sparsely populated, and did not begin to grow until the turn of the 20th century. This was, at least in part, because of the quantity of land held by absentee landlords or institutional owners such as the churches. Despite this lack of development, a school (known initially as the Upper Heathcote) was established as early as 1865. The area subsequently became known for its dairy farms that supplied the city.¹

¹ J. Morrison *The Evolution of a City* Christchurch: Christchurch City Council. pp. 18, 32; S. Penney *Beyond the City: The Land and its People - Riccarton, Waimairi, Fendalton* Christchurch: Penney Ash Publications, 1977. pp. 38, 127

The first European owner of the land on which the former Spreydon Lodge and setting stand was Augustus Moore (1830-1901). Moore was born in Exeter and was a former medical student who arrived in Canterbury in 1852. The following year he purchased rural sections 764 (eight hectares) and RS 310 (20 hectares) on Lincoln Road. In 1856 Moore acquired rural section 315, the section on which the house now known as Spreydon Lodge is situated. These sections formed the core of a property he named Spreydon Farm. Moore enlarged his property during the following decade until it constituted more than 120 hectares (300 acres). Based on physical evidence, it is likely that Moore constructed the first phase of the house, and lived there. However available documentary evidence does not confirm this². The style of the house and archaeological artefacts recorded during the relocation of the house are of a date range consistent with the construction of the first stage of the house in c.1856 during Moore's ownership.³

In addition to his farming activities, Moore opened the Spreydon Arms Hotel on Lincoln (now Halswell) Road on 1 July 1863. Moore's original intention was to form a village in the vicinity of his hostelry, however an auction of quarter acre sections held at the hotel opening in 1863 was not successful. The following year Moore also purchased the small Phoenix Brewery in Kilmore Street. The brewery was badly damaged by fire in February 1865. Moore sold the Spreydon Farm property in 1864, and later in 1870 was declared bankrupt.⁴

Barrister (later to become Provincial Superintendent) William Sefton Moorhouse purchased the property from Moore for £6,750. One of the more colourful characters in Canterbury's history, WS Moorhouse (1825-81) was born in Yorkshire and came to Canterbury in 1851. Active in both national and provincial politics from 1853, he is remembered particularly for the two terms he served as Provincial Superintendent (1857-1863 and 1866-68). The key achievement during his first term was the construction of the Lyttelton rail tunnel (opened 1868).

A number of employees appear to have been hired to help Moorhouse with the running of the Spreydon estate, including C. Smith, who ran the Spreydon Arms Hotel, and John Blake, who managed his farming enterprises. The farm converted from dairy to grain in 1869, with cattle, "milch cows" and pigs advertised for sale in March 1869⁵. In February 1870 the house was first recorded as being called "Spreydon Lodge."⁶ Financial difficulties resulted in Moorhouse advertising the Spreydon Farm estate and livestock for sale in July – December 1870.⁷ The property was described as containing a "newly-built Family Residence, large granary, stables, stockyards, fowl houses, dairy, washhouse, piggeries" as well as the Spreydon Arms Hotel.⁸

Moorhouse had resigned the superintendency in 1863 and again a second time because of financial difficulty in 1868. In 1870 he filed for bankruptcy, and although later that year he obtained the position of Registrar of Crown Lands and the regular income it entailed, he defaulted on the two mortgages he had on the farm in 1871. Mortgagor William Hargreaves subsequently sold Spreydon Lodge to William Pyne (1840-94) who was owner and/or proprietor of the Spreydon Arms by 1871.⁹ Pyne called for tenders for the sinking of a new well on the property in July 1871.¹⁰ In February 1874 he announced the sale of 5000 cross-bred and merino sheep as a result of a conversion of the farm to cattle¹¹ and went on to lease the property out in early 1874, selling his farming implements and stock, and ultimately selling

² Newspaper reports indicate he may have been living at Spreydon Arms in early 1864 and the clearing sale notice of October 1864 makes no mention of a house. (*Lyttelton Times*, 4/2/1864; 13/2/1864, p.9).

³ Underground Overground Archaeology, Spreydon Lodge, 183 Halswell Road, Christchurch Report on archaeological monitoring for M36/589, July 2019

⁴ ARCH 303 (Loach Colln) #300; *MacDonald Dictionary of Canterbury Biography* M538: Augustus Moore.

⁵ Underground Overground Archaeology, Spreydon Lodge, 183 Halswell Road, Christchurch Report on archaeological monitoring for M36/589, July 2019

⁶ Press 14/3/1870, p. 1

⁷ Lyttelton Times 8/7/1870 p.1; Press 2/7/1870 p. 3

⁸ Press 1/12/1870, p. 3

⁹ *MacDonald* P622: William Pyne. Some (ie Loach, G. Penney) have claimed that Moorhouse also bought the Spreydon Arms in 1865. The hotel closed in 1872.

¹⁰ Press 5/7/1871 p. 1, 6/7/1871 p. 4

¹¹ Press 16/2/1874, p. 3

the property in December 1877.¹² Pyne subsequently moved to the Waikari district, where he became bankrupt in 1883.

Local sheep farmer Samuel Garforth (1839-1901) purchased the property from Pyne. Garforth was born near Halifax, Yorkshire, emigrated to Wellington in 1859, then shortly after travelled to Otago where he engaged in the stock trade and opened some butcher's shops. After six years in Otago Garforth moved to Westland, where he remained for a further five years. In 1870 Garforth married Edith Hannon (*Lyttelton Times*, 21 June 1901) and began a more settled life on a first property in Spreydon. He subsequently became well-known as a stud breeder and cattle dealer and was a director of the Canterbury Frozen Meat Company, committee member and president of the Agricultural and Pastoral Association, and a member and chairman of the Halswell Roads Board (1891-94 and 1896-1901). Garforth was also a steward of the Canterbury Jockey Club.

Samuel's wife Edith Amelia Garforth died in 1893, and Samuel followed in 1901. A year later, Spreydon Lodge was transmitted to their daughter Amy and two other trustees of the new Garforth Trust. Although the trustees were to change regularly, the trust ran the property for the next seventy years; Amy died in 1941. Initially the farm was leased in two parts to local farmers Thomas Candy and Samuel Sparks, who both ran dairy herds. Candy, who lived in the house, gave up his lease in 1904, and his part was taken over by the Christchurch Meat Co.¹³ In 1909 the whole property was leased to William and Anna Pascoe, who farmed it in partnership with first William Woods, and then William's son David. David Wood married William Pascoe's daughter Olive in 1911. One of the first vacuum milking machines in the country was installed at Spreydon Lodge during the Pascoe/Woods tenure.¹⁴

Thomas Overton, husband of Samuel Garforth's daughter Grace, became a trustee of the estate in 1917. Then a farmer at Lakeside, he took over the running of Spreydon Lodge from Pascoe and Woods in about 1921. The Overton family were to farm the property for town milk supply until 1974, with Grace and Thomas's son James eventually taking over from his father. The family appears to have taken over full stewardship of the property in 1948, when Spreydon Lodge passed from the last trustees of the Garforth Trust to Spreydon Lodge Ltd.

After nearly 100 years, the property passed out of the ownership of the descendants of Samuel Garforth in 1974, when it was sold to John and Bernard (Jack and Barney) Ryan. Although recorded as farmers in the transaction, the Ryan brothers were also contractors, and apparently carried out a good deal of demolition in Christchurch in the 1960s and 1970s. A year after Bernard's death in 1986, the property was sold to Wayne Francis.

Like Samuel Garforth, Wayne Francis was a racing man. In the 1970s he was a co-founder of the Nevele-R Stud, which has become one of New Zealand's most influential standardbred breeding farms. Francis purchased Spreydon Lodge to accommodate his commercial harness racing operation, Franco Breeding and Racing Stables. He added 78 hectares to the (by then) 73 hectare property, and in 1996-97 had a large stables constructed behind the house. Sixty brood mares and about fifty yearlings were trained every year. After Wayne Francis's death in 1999, the Franco Stables became an adjunct to the Nevele-R operation. Through the 2000s, the Spreydon Lodge house was employed for the accommodation of stablehands and drivers.¹⁵ The building was damaged in the Canterbury Earthquakes of 2010 and 2011 and was consequently unoccupied for some years. Danne Mora Holdings gained planning approval for a residential subdivision on the site in 2016. The house was moved a short distance to the south-west and reoriented as part of this development. The rear lean-to sections were demolished at this time, and the curved veranda was reinstated, along with new posts. The roof was reclad in coloursteel and the house now rests on a new ring foundation. In December 2016 consent was granted to convert the building into a development, sales and display office for the Halswell Commons housing development. The office use was to be confined to the ground floor with the first floor utilized for storage only.

¹² *Press* 28/5/1874 p.4; *Lyttelton Times* 29/6/1874 p.4; *Press* 20/6/1874 p. 3.

¹³ *NZ Cyclopedia* pp 666-667

¹⁴ G. Penney *A Short History of Halswell* 2006.

¹⁵ Heritage Site Register: Riccarton and Wigram Wards *Spreydon Lodge*

In June 2023 consent was granted for the full use of Spreydon Lodge as an office. At the same time the property was subdivided into two lots, one of which provides for the official setting of the Lodge with an area of 3293m² on the corner of Halswell Road and Monsaraz Boulevard.

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.

Former Spreydon Lodge and setting have cultural significance for its long association with the culture of horse racing – both harness and thoroughbred. Horse racing is traditionally a leading recreational activity in New Zealand and has supported a significant industry since European settlement. Spreydon Lodge's first known connection with racing began with Samuel Garforth in the 1870s. Garforth was a steward of the Canterbury Jockey Club. It is not clear if later generations of his family or their tenants shared a passion for horses, but Spreydon Lodge again became a familiar name in racing circles when Wayne Francis took up the property in 1986.

The house also reflects the way of life of its occupants over time, and changes in the wider development of the city. Its retention as part of a new subdivision reflects owner/developer esteem for its value to the community.

The house is located in the vicinity of a Ngāi Tahu ara tawhito - traditional travel route. (<https://www.kahurumanu.co.nz/atlas>, viewed 8/12/2022)

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Former Spreydon Lodge and setting are of architectural and aesthetic significance for the early construction of the house and additions over time, which reflects materials and designs characteristic of those construction periods.

The house was built in at least two stages: the first probably in c1856 when Augustus Moore purchased the property; and the second in c.1878 after Samuel Garforth purchased the property.

The earliest remaining part of the house is a plain 'L' shape of one and a half storeys with casement windows. As the western and southern parts of the 'L' had different foundation types, do not meet squarely in the SW corner and are of a slightly differing scale this suggests that were built at different times. If this is so however, they are likely to have been built within a short period of each other as together they exhibit the common character of a typical larger dwelling of the 1850s or 1860s. It is likely that part of the original house was demolished when the c.1878 section was added. A full two storeys in height, this Italianate wing sits in the angle of the 'L'. With its sash windows and box bays on the ground floor, it is a typical grander house of the late 1870s or early 1880s. In the earthquakes, the veranda collapsed and the three chimneys either collapsed or were taken down to below roof level. The original western/rear section was significantly damaged by chimney collapse. The rear lean-to sections were demolished when the house was relocated and the house now rests on new foundations; the veranda has been rebuilt.

The interior of the house includes original features such as joinery, plasterwork and fireplaces from both construction phases, thus evidencing the history of use and occupancy of the house. The staircase is notable – particularly for the manner in which it adapts to the differing floor levels. A marble fire surround remains on the ground floor. The staircase and marble fire surround are an important part of the surviving interior fabric of the dwelling.

The composite nature of the house, with its two architecturally disparate wings, is not an uncommon feature of colonial domestic architecture. As wealth and family size increased, so successful citizens would add to their homes. This was frequently done in the latest architectural style, which did not always accord with the scale or design of the original dwelling. Another, well-known composite home in Christchurch is Riccarton House. The former Washbourne House/Brockworth (now demolished) was also a good example. The composite nature of Spreydon Lodge has given the house an irregular floor plan; this is particularly noticeable upstairs, where there is also a significant change in floor level between the different phases of the building.

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.

Former Spreydon Lodge and setting are of technological and craftsmanship significance for the use of materials and degree of craftsmanship skill evident in the construction and detailing of the house.

When the new section of Spreydon Lodge was built in c.1878, the earlier parts of the house were not fully demolished, or even much modified, but simply grafted to the new building. In the period since, remarkably little modification has been undertaken. Consequently the dwelling retains original fabric from both major periods of its construction. It therefore clearly demonstrates not only the changes in taste between the 1850s and 1870s, but also the greater availability of materials, skilled labour and (probably) money in the later period.

The construction and exterior fabric reflects building materials, methods and standards of craftsmanship typical of the periods in which they were constructed. The earlier parts of the interior contain typical colonial period joinery such as braced and ledged doors, and casement windows. The dining room, with timber wainscoting and fire surround and an interesting cast-iron register, is the most significant surviving space from the early period. The later part of the house features joinery typical of the late nineteenth century, including panelled doors, sash windows and a fine kauri staircase. The drawing room is the most significant surviving space from the later period, with its timber wainscoting and extensive plasterwork (cornice, ceiling rose, wall vents).

The original foundations were of three types - concrete slabs, ring foundations (including basalt stone), and basalt stone block piles. These were removed and a new foundation constructed for the relocated house in 2016.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The former Spreydon Lodge and setting are of contextual significance as a prominent landmark within a large open space, with high visibility from Halswell Road. The heritage setting consists of an open grassed area with trees to the north, east and west of the house and a smaller area to the south (now the rear) of the house with a landscaped garden.

Although suburban development has encroached to the boundary of the original extent of the farm, the large open space reflects Spreydon Lodge's original rural context. The 2016 redevelopment retained a number of large Oak trees on the site, in a setting of a large area of open grassed space. New trees were planted on the north side of the open space. The house is served by a new carpark. New landscaping was introduced near the house in 2016. New dwellings and the former Stables building are located to the north east of the setting.

Spreydon Lodge is one of a small number of remaining dwellings in the city from the mid-1860s. As Halswell was primarily rural until the mid-twentieth century, there are few pre-WWII dwellings in the area, and fewer still of the age and scale of Spreydon Lodge.

A smaller subset of these are of a similar scale, material and design as Spreydon Lodge, and very few known such examples are located to the south west of the city. This group includes two houses (*Airdmhor* & *Kinnaird*) built for Peter Duncan of engineering firm P. & D. Duncan, and another (*Trequair*) built for Robert Pitcaithly, proprietor of the Halswell Quarry. The latter house is now part of the Carmelite Monastery of Christ the King. Beyond Spreydon Lodge, the early farmhouses of *Te Repo* and *Oaklands* remain, but are both highly modified. In addition, *Oaklands* retains none of its original rural context.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The former Spreydon Lodge and setting are of archaeological significance for their potential to provide evidence dating in part from the earliest period of European settlement in Christchurch. Artefacts uncovered during the archaeological investigation when the house was moved featured a number of alcohol and other bottles and bricks. Most of the material was considered to be associated with the occupation of the site during the Pyne and Garforth periods of ownership. Although relocation and earthworks associated with the site redevelopment may have destroyed archaeological evidence, there is potential for parts of the setting and the earlier parts of the house in particular to reveal information about colonial life. The house is located in the vicinity of a Ngāi Tahu ara tawhito - traditional travel route (<https://www.kahurumanu.co.nz/atlas>, viewed 8/12/2022).

SUMMARY ASSESSMENT

The former Spreydon Lodge and setting including the interior staircase and marble fire surround on the ground floor are of overall significance to the Christchurch district including Banks Peninsula.

Former Spreydon Lodge and setting has historical and social significance as one of the oldest houses remaining in south-western Christchurch; as the namesake of the suburb Spreydon; and for a long-term connection with horse racing. The house is also significant for its connection with several important individuals and families. Former Spreydon Lodge and setting has cultural significance for its long association with the culture of horse racing – both harness and thoroughbred. The house also reflects the way of life of its occupants over time, and changes in the wider development of the city. Spreydon Lodge and setting is of architectural and aesthetic significance for its 19th century construction and additions over time, which reflect materials and design characteristics of those periods. Former Spreydon Lodge and setting are of technological and craftsmanship significance for its use of materials and degree of craftsmanship skill evident in its construction and detailing. The former Spreydon Lodge and setting are of contextual significance as a prominent landmark within a large open space, with high visibility from Halswell Road. The former Spreydon Lodge and setting are of archaeological significance for their potential to provide evidence related to a Ngāi Tahu ara tawhito - traditional travel route and the early period of European settlement in Christchurch.

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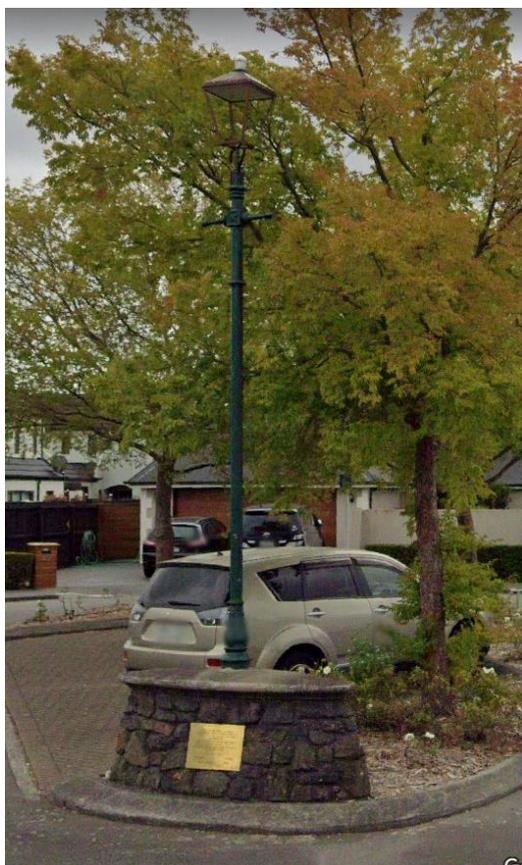
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Underground Overground Archaeology, Spreydon Lodge, 183 Halswell Road, Christchurch Report on archaeological monitoring for M36/589, July 2019

REPORT DATED: 7 FEBRUARY 2023

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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Source: Google Streetview, accessed 5/8/2023

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER
*FORMER UPPER RICCARTON WAR MEMORIAL LIBRARY
AND SETTING -
372 RICCARTON ROAD, CHRISTCHURCH***



PHOTOGRAPH: CCC, 6 NOVEMBER 2017

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.

The former Upper Riccarton War Memorial Library and setting are of historical and social significance for their association with the provision of volunteer library services in Christchurch suburbs and the ways communities acknowledged the service and loss of local people in World War I and World War II with memorial buildings. Constructed in 1919 as a World War I memorial, the library was added to in the 1950s with funding from the central government scheme for World War II memorials. The building is associated with the provision of special library services for children, and also Plunket and other services provided by and for the local community.

The original Upper Riccarton War Memorial Library building was designed by local architect Roy Lovell-Smith as a memorial to World War I. The original building is part of a network of war memorials that were designed and built throughout the country after the 'Great War' of 1914-18, and represents the consequences and impact World War I had on the nation and the Upper Riccarton community in particular. It was run by volunteers, some of whom were World War I veterans. The library is one of eight war memorial libraries built around New Zealand as World War I memorials.¹ Memorial buildings became more common than ornamental or symbolic memorials after World War I with changes to government funding policy after World War II supporting memorial buildings.

The foundation stone was laid on 15 March 1919 by Lady Georgina Bowen and trustees J.E. Hanson, George Forsyth and T.O. Newnham. Lady Bowen (1838-1921) was the daughter of Rev D Markham (Canon of Windsor) and sister of explorer, Clements Markham. She was resident in Christchurch for most of her life after 1862 and was also an amateur watercolourist (National Library website). Her husband, Sir Charles Bowen (1830-1917), had gifted the land for the previous library in Hansons Lane. That library had fallen into disrepair by 1915/16 and its site was exchanged with JE Hanson's land in Riccarton Road to house the new memorial

¹ J. Phillips. *To the Memory: New Zealand's War Memorials* Nelson: Potton and Burton, 2016, p.220

library. The land was reserved for use as a public library in 1920 and later vested in the Waimairi County Council. Its purpose was changed in 1951 as a reserve for municipal buildings. The land remains Crown owned, and the buildings are in Council ownership.

The building and fittings were estimated to cost approximately £400 which was funded with a £100 grant by the county council and public fundraising. World War I memorials in New Zealand were commonly funded by public subscription – there was no central government funding at the time.

Then Mayor of Christchurch, Dr Thacker MP gave the first book to the library, which was a copy of the Bible. At the opening in November 1919, a marble tablet was unveiled in memory of the soldiers from the district who fell in the war (38) and a Roll of Honour board containing the names of all the men (172) from Upper Riccarton and Hornby who had served in the war was also unveiled. The marble tablet was built into the porch leading into the library. It had an inscription at the top 'N.Z.E.F. 1914-1919' with fern leaves on either side. The honours board was constructed in rimu in four panels. It is not known what happened to the marble panel when the porch was removed to accommodate the new frontage in the 1960s. There is mention in one source that it was destroyed by a car in 1958 however this has not been able to be confirmed (NZ history website).

Today there are two timber framed and detailed Rolls of Honour to the soldiers of Upper Riccarton and Sockburn who lost their lives in World War I and World War II. These are a single panel with five columns of names, and are estimated to date from the 1960s/70s. Another large, more recent panel records Korea, Malaysia, Vietnam and subsequent actions. This also has some names recorded from World War I and World War II, which match a glass panel with etched names for World War I and II. All panels have been removed from the building and were stored off site in late 2022. It is understood that the panels were originally prominently located for visibility when visitors entered the library.

In the 1950s the library ran into financial difficulties due to increased demands for services by an increasing population. The Department of Internal Affairs provided financial assistance which enabled more books to be purchased. The library stock was increased again when Sir John McKenzie, a prominent local businessman and philanthropist, died in 1955 and left a request that books be given to the library in place of flowers at his funeral. In this period a new committee broadened the range of books held, and an expansion to the library was needed to accommodate the demand. A set of attached timber shelving with an inscribed arch 'Dedications' that remains in the building may be that which was established in 1955 for books given by friends of Sir John McKenzie as a tribute to his memory. McKenzie was a long term member and served as vice president of the library.

After WWII, the Upper Riccarton Memorial Library Roll of Honour Committee was established to raise funds for a memorial for WWII casualties in the form of a building which would house a new Roll of Honour. Between 1947 and 1949 the committee raised funds which went towards a building extension in the early 1950s. By January 1953 work was underway on the additions which was a project of the Upper Riccarton War Memorial Library Combined Plunket Library Building Committee. A subsidy in the vicinity of £700 (half of the estimated cost of works) was granted for the extension in 1950 by central Government's Internal Affairs Department as part of their subsidy scheme for approved war memorials, which included extensions to existing war memorial buildings. The Waimairi County Council also provided grant assistance. The architect of the extension was once again Roy Lovell-Smith, and the builder was John Calder Ltd.

The memorial building addition reflects patterns of the time. In the period after WWII, the government decided New Zealand already had enough symbolic war memorials, and new commemorative efforts would be better channelled into so-called 'living memorials'; community facilities whose use and enjoyment would be an active tribute to the values of the 'Fallen'. A pound for pound subsidy scheme to match community-raised donations was introduced in late 1946 and was immediately popular, with war memorial community centres

the most common. Altogether, the government invested £1.6 million in the scheme.² In addition to the Upper Riccarton War Memorial Library extension, within the boundary of today's Christchurch District, five community centre projects (Somerfield, North New Brighton, Mt Pleasant, Diamond Harbour, Yaldhurst) and one sports pavilion (Rawhiti Domain), received war memorial subsidies during the 1950s.

On 1 March 1954 the Upper Riccarton Children's Library opened in the extension to the rear of the building; 100 children joined in the first day. The children's library was established by a group of local women - May Britnell, Margaret Allingham, Margaret Doody, Flo Thomson, Valerie Clark, Joan Fazackerley, Ivy Cameron and Gwen Mills – and it was run by volunteers, who also repaired books and undertook fundraising. The children's library was open three days a week, and was so popular that between 15 to 16,000 books were issued in the first year. In the 1950s there was increased recognition of the need to provide specific and increased library services for children. This was part of a national trend at the time to accommodate the educational and recreational needs of the post-war generation. The children's library moved out of the building in 1958 to the newly built JR McKenzie Memorial Children's Library and the main library took over the vacated area. (CCC files – property records). Tenants of the brick, 1950s extension space in this time included Plunket and bank (BNZ) and power board (MED) agencies. The space was also hired out for evening meetings and social events; this improved the financial situation, and expanded the range of services to the community.

In November 1963 a stand-alone Plunket rooms and public rest rooms (known as the Annex buildings) were opened at the rear of the site - this building remains today. The Plunket service ceased operating from the building in 2007.

It was noted in 1956 that there were plans to extend the building to the street line when finance was available. In June 1959 *The Press* newspaper reported that a grant had been put aside for additions to the library, and plans were being completed at that time, with works to begin as soon as they were completed. Tenders were called for the construction in concrete and concrete block of additions to the library with the notice called by DP McLeillan, Waimairi County engineer. A tender of £3315 for the construction of the Upper Riccarton Memorial Library was accepted by the Waimairi Country Council in September 1960 with the successful tenderer being A.D. Mathieson (*The Press* 23/9/1960). This addition presented a modern façade with a flat roof, extensive glazing, and direct access from Riccarton Road.

The library later became funded by the Canterbury Public Library, although it was still run by volunteers – one of whom had been a member for 42 years in 2013. The building also housed community groups and activities at this time.

The building suffered minor damage (DEE, Frontier Engineers, 2017) in the Christchurch earthquakes and was subsequently identified as Earthquake Prone and closed in November 2017. It has been closed and unoccupied since that time. The Upper Riccarton War Memorial Library Incorporated Trust (The Trust) proposed in August 2018 that the Christchurch City Council (the Council) accept a surrender of their lease of the land (Council administer and lease the Crown owned land) along with surrender of the ownership of the two buildings and financial responsibility for the demolition of the library building and maintenance / and or demolition of the Annex building at no cost to the Trust. The Trust was wound up by the Companies Office in 2021 and ownership of the buildings passed to the Council. At a meeting on 30 November 2021 the Waipuna Halswell-Hornby-Riccarton Community Board recommended that the buildings be demolished and a pocket park with relevant memorabilia established on the site. On 10 February 2022 Council staff reported to Council on the future uses and options for the library building; a Council decision was then made to demolish the building. A public forum presentation to the Waipuna Halswell Hornby Riccarton Community Board (29/3/2022), and a presentation to the Council public forum (10/3/2022) by Historic

² J. Phillips. *To the Memory: New Zealand's War Memorials* Nelson: Potton and Burton, 2016. pp 169-192.

J. Phillips. 'Memorials and Monuments: memorials to the Centennial and the Second World War' *Te Ara* accessed 5 February 2020 <https://teara.govt.nz/en/memorials-and-monuments>

Places Canterbury opposed this decision, seeking retention of the building and consideration of potential alternative uses. Potential uses and tenants have since been under investigation for the building.

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.

The Former Upper Riccarton War Memorial Library and setting are of high cultural and spiritual significance as a World War I memorial for the district, with the additions in the 1950s built as a memorial to those lost in World War II. A number of Rolls of Honour associated with the building record the names of those who lost their lives in both World War I and World War II. ANZAC dawn services were regularly held at the library until its closure.

The library is of cultural significance as a reflection of societal and cultural aspirations of the time to provide for education and self-improvement through the provision of libraries for use by the community, with a particular focus on the needs of children from the 1950s. The library is also of cultural significance for the range of community uses that historically operated from the building and site, including Plunket, community groups, and essential services such as banking.

When the building was under threat of demolition in 2021/22, two groups with an interest in the heritage of the district - the Christchurch Civic Trust and Historic Places Canterbury - opposed the demolition stressing the importance of retaining war memorials and the memories they embodied.

Pūtari kamotu – Riccarton Bush is located in the vicinity of the site, which is also located in the vicinity of a Ngāi Tahu ara tawhito - traditional travel route (<https://www.kahurumanu.co.nz/atlas>). This indicates cultural significance to mana whenua of the area in which the library is located.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The Former Upper Riccarton War Memorial Library and setting are of architectural and aesthetic significance for the original building's design, and rear addition by Roy Lovell-Smith and the Council designed front façade. These three phases of development reflect the styles and materials the periods in which they were designed and built. Lovell-Smith remained an advisor to the library for many years.

When first constructed, the library building was constructed in brick, with a brick portico entrance to the south west corner which was surmounted by a flagpole, and the parapet contained the wording Upper Riccarton Memorial Library. The roof which is hipped with a central gable appears to be slate in the historical image available, and a foundation stone is located below the front window which is divided in three with top lights.

This original building was significantly altered with additions to the rear and the front in the 1950s and 60s. A brick extension was added to the rear in the 1950s to a design by the then retired architect Roy Lovell-Smith. This addition reflects the materials, window forms, construction and detailing of the original building, however it features a flat roof. Internal alterations are recorded as having been made in 1965. The interior of the original building includes a toilet room and a kitchen. Kitchen cabinetry from the 1950s/60s period remains. The interior has been altered to open up the spaces of the three phases of building into one large library space. Built-in shelving still remains. There is one separate room in the rear section, which is likely to have been used for meetings. The ceiling in the most recent phase of building to the Riccarton road frontage features exposed steel beams and timber panelling.

The earliest part of the interior has had alterations to the ceiling which is plastered in a textured plaster in a cove shape. The interior includes timber doors with original hardware; some bakelite light switch plates remain. A built-in timber lending desk from the 1960s era remains.

The 1960s addition to the Riccarton Road frontage updated the library to reflect a Modernist style, with extensive glazing with metal mullions, and an entrance door directly from Riccarton Road. The other half of the frontage features stone cladding. This phase of the building is flat roofed, and of concrete block construction. Research to date indicates it was designed by Waimairi County Council staff. Its construction required the removal of the original frontage and portico of the library. The foundation stone was moved to the west side of the original brick building at this time. The frontage features a central flagpole and metal lettering reading 'Memorial Library' on the stone frontage. An attached metal sign on this frontage states 'war memorial library.'

The whole interior contributes to the significance of the heritage item because of its form and materials, and the extent of heritage fabric that remains throughout. Interior features include the layout and space, structure and linings, fixtures, hardware, materials and finishes.

The architect of the original building and rear extension, Roy Lovell-Smith (1884-1972), served his articles with AH Hart and qualified in 1905. He then established his own practice in Christchurch and was the youngest associate member of the New Zealand Institute of Architects at that time. Lovell-Smith was in private practice until 1930. He designed a number of churches including St John's Methodist Church, Bryndwr (1928-9) and St Ninian's Presbyterian Church, Riccarton (1926). Lovell-Smith also designed a number of private dwellings and a smaller number of commercial and county council buildings. He joined the Valuation department in Christchurch in c.1930 and was District Property supervisor for the State Advances Corporation at the time of his retirement in 1939.

Earthquake damage resulted in cracks in the internal lining, and differential settlement of the floors in the original building and rear addition. Localised areas of the floor were relevelled, and some interior plasterwork repair was undertaken in 2012.

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.

The Former Upper Riccarton War Memorial Library and setting are of technological and craftsmanship significance for its construction materials and methods which reflect the standards of the period in which it was built and later altered. There are three phases of construction evident. The original library was built in brick by Cotton and Firth, and illustrates a good standard of brick construction, typical of the period. The first extension was constructed by builders John Calder Ltd in the 1950s and reflects the brickwork of the time. The front addition was built in concrete block by A.D. Mathieson. The extensive steel glazing, stone cladding, lettering and signage illustrate quality materials and craftsmanship. The original building and rear addition are constructed of unreinforced concrete foundations and brick walls (DEE, Frontier Engineers Ltd. 2017).

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The Former Upper Riccarton War Memorial Library and setting are of contextual significance for their landmark location in Riccarton Road near Church Corner. The frontage of the library has prominence in the streetscape through its use of stone and glass, as well as for the façade's lettering and signage. Another memorial library which is a scheduled heritage item –

the JR McKenzie Memorial Children's Library - is located across the road at 393 Riccarton Road. This shares stylistic elements of the Former Upper Riccarton War memorial Library frontage in terms of the extensive glazing and use of lettering on masonry (in this case an inscription).

The library building is part of a wider network of volunteer libraries which were distinctive features of Christchurch suburbs, with buildings dating from the 1920s – 1980s, and more recent post-earthquake rebuilds. The former Beckenham Library building in Sandwich Road is also a scheduled Heritage Item.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The Former Upper Riccarton War Memorial Library and setting are of archaeological significance for their potential to provide evidence of human activity. Pūtarikamotu – Riccarton Bush is located in the vicinity of the site, which is also located in the vicinity of a Ngāi Tahu ara tawhito - traditional travel route (<https://www.kahurumanu.co.nz/atlas>). During the 1879 Smith-Nairn Royal Commission of Inquiry into the Ngāi Tahu land claims, Ngāi Tūāhuriri kaumātua recorded Pūtarikamotu as a kāinga nohoanga (settlement), kāinga mahinga kai (food-gathering place), and he pā tūturu where tuna (eels), kanakana (lamprey), and aruhe (bracken fernroot) were gathered. Pūtarikamotu was also described as a forest where whīnau (*Eleocarpus dentatus*), pōkākā (*Elaeocarpus hookerianus*), mātai (black pine), and kāhika (white pine) grew. The birds gathered here included kererū, kākā, kōkō (tūī), kōparapara (bellbird) and mahotatai (Ka Huru Manu website).

A wooden cottage formerly occupied the site of the library; this was removed in December 1918. Library volunteers recall some evidence of fireplaces was visible when work was done under the floor at some stage (pers. comm. Aynslie Walter, November 2022).

SUMMARY ASSESSMENT

The former Upper Riccarton War Memorial Library, including the whole of the interior, and setting is of overall significance to the Christchurch district including Banks Peninsula.

The former Upper Riccarton War Memorial Library and setting are of historical and social significance for their association with the provision of volunteer library services in Christchurch suburbs, for the provision of children's library services, and the ways communities acknowledged the service and loss of local people in World War I and World War II with memorial buildings. It is also associated with the central Government funding scheme for supporting the erection of practical buildings as World War II memorials. The former Upper Riccarton War Memorial Library and setting are of high cultural and spiritual significance as a World War I and World War II memorial for the local area, and also housing Rolls of Honour for subsequent conflicts. Also of cultural significance are the community uses which extended beyond the library use to Plunket and other services. As the building is located in the vicinity of an ara tawhito - traditional travel route - and Pūtarikamotu – Riccarton Bush, the site sits within a wider area of cultural significance to mana whenua. The Former Upper Riccarton War Memorial Library and setting are of architectural and aesthetic significance for the original building and rear addition designed by Roy Lovell-Smith, along with the Council designed frontage. The building's three phases of development are reflective of each period in style and materials. The former Upper Riccarton War Memorial Library and setting are of technological and craftsmanship significance for its construction materials and methods which reflect the standards of the period in which it was built and later altered. The former Upper Riccarton War Memorial Library and setting are of contextual significance for their landmark location in Riccarton Road near Church Corner, and relationship to other suburban libraries in the city. The former Upper Riccarton War Memorial Library and setting are of archaeological significance for their potential to provide evidence of human activity through the history of activity on site over time, including mana whenua activity.

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REPORT DATED: 24 JANUARY 2023

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

Appendix 11

Excerpts from : Whiti-reia Cathedral Square Conservation Management Plan, 14 December 2021

Project Number: 4-61075.00
Cathedral Square
Conservation Management Plan



Figure 325: The wrapped Citizens War Memorial within the Cathedral working site.



Figure 326: Decorative hoardings at the edge of the Cathedral working site.



Figure 327: The Wigram Wall, built in 1916, which wraps around the outside of the Cathedral area.



Figure 328: The Wigram Wall, built in 1916, which wraps around the outside of the Cathedral area.

3.2 Description of the Setting

3.2.1 Setting Definition

Setting is defined in the ICOMOS New Zealand Charter 2010, as "the area around and/or adjacent to a place of cultural heritage value that is integral to its function, meaning and relationships. Setting includes the structures, outbuildings, features, gardens, curtilage, airspace, and access ways forming the spatial context of the place or used in association with the place. Setting also includes cultural landscapes, townscapes, and streetscapes; perspectives, views, and view shafts to and from a place; and relationships with other places which contribute to the cultural heritage value of the place. Setting may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long-term protection of the cultural heritage value of the place."¹⁶¹

¹⁶¹ ICOMOS NZ (2010)

3.2.2 Physical Description

Based on historic and physical investigation, the setting of Cathedral Square is part of inner-city Ōtautahi Christchurch and extends a block down the Square's intersecting streets in each direction. It is framed by Gloucester Street in the north, Manchester Street in the east, Hereford Street in the south, and Oxford Terrace in the west (Figure 329). The setting is intimately connected with the Cathedral, which is the focus of the Square, the architectural edge of which is framed by the shape of the Maltese Cross. Worcester and Colombo Streets are the two intersecting roads that form exits and entrances to Cathedral Square, as they converge from the centre of the four opposite sides.¹⁶² Known as a 'Philadelphia' square, this formation has the effect of closing the corners to the Square so that the small lanes that cut through these corners for access can also be considered part of the setting. The Cathedral's central position enables vistas of the Cathedral to be obtained some distance away from all four entrances to the Square.



Figure 329: The setting of Cathedral Square. Note that the Te Pae Convention Centre now occupies the northwestern quadrant, and has subsumed Gloucester Street between Oxford Terrace and Colombo Street. However, the boundary of the setting identified here still applies.

Conversely, views of significant buildings and spaces related to the Cathedral are available from the Square, i.e. west down Worcester Boulevard to and from Canterbury Museum, and east, to and from Latimer Square (refer section 0). Cathedral Square provides the setting for a number of other listed heritage items including the Godley Statue and Godley Plot to the west of the Cathedral and the Citizens' War Memorial to the north. Scheduled trees are located within the setting of the Christ Church Cathedral and Cathedral Square including three London planes and a Lawson cypress planted around 1900 and three common limes that form part of the Godley Plot (1933).

¹⁶² Strongman (1994)

accordance with HNZPTs ASG1 (2018) at a minimum. Any changes to the proposed repair methodology should be recorded in writing and on drawings throughout the process. Once complete, as built drawings and an amended as built specification should be prepared. All of the above information should be compiled into a single report and stored, along with high definition digital copies of the photographs, in at least two different archives; for example, HNZPT and CCC archives. The information should remain accessible to anyone who will be carrying out ongoing maintenance of the place in the future.

Maintenance records should be kept and added to the archived information regularly.

Policy 7: Setting

The setting of Cathedral Square is an integral aspect of its heritage significance and should therefore be conserved. Site conditions that threaten the place should be addressed with the appropriate level of urgency. There is a need to protect the setting from potential loss of integrity and definition. In particular there is a need to recognise the tangata whenua heritage of the place as a significant part of the setting.

Cathedral Square should not be considered in isolation but within its wider context. Every effort must be made to ensure the setting is a compatible one. Any adjacent land use or development must complement the Square in terms of design, proportions, scale, and materials and must not undermine its integrity or setting, or negatively affect the heritage significance and acquired aesthetic qualities.

Implementation:

- Maintain and carefully enhance Cathedral Square and Setting as a cultural landscape, including its shared edges and relationships with adjoining buildings and historic features (e.g. the Godley Statue, Plot and Setting, the Citizens' War Memorial, Four Ships Court, and the Cathedral Columbarium).
- Development on adjoining boundaries that has the potential to negatively impact the heritage values and acquired experiential qualities of Cathedral Square and Setting must be carefully monitored and every effort made to mitigate or minimise any adverse effects caused by the development activity. These effects may include the unsympathetic scale and form of buildings and/or obtrusive signage, lighting, utility services, overhanging structures or segments of structures into the Square space, and other objects inside or bordering the Square which have the potential to dominate, clutter and distract, thereby threatening the visual and experiential integrity of the Square and Setting.
- Any modifications or refurbishment of the setting should be designed and carried out by referring to Chapter 4: Assessment of Significance and these Conservation Policies. The designed experiential qualities of the landscape must be respected alongside built and planted heritage fabric.
- Protect and conserve the designed experiential qualities of the Christ Church Cathedral Columbarium and its relationship to the Cathedral and Pacific Chapel. Any changes to the original layout to be carried out in consultation with the Cathedral Chapter, mana whenua. Consult with Architect Perry Royal from Māori architectural firm, Royal Associates to assist with retaining the integrity of the design.

Policy 8: Spaces and Views

Due to their subtle and intangible nature, spaces are a vulnerable entity within Cathedral Square. Yet spaces are a critical element in maintaining the historic integrity and experiential qualities of the Square.

Appendix 12

Extracts from Cranmer Square Conservation Plan, Dr Wendy Hoddinott, August 2021

3. Understanding the Place – Physical Evidence

3.1. Physical Description of the Site

This description is based on the Historical Investigation for Cranmer Square (2013) and two site visits carried out (9 April and 14 May 2021) as part of preparing this Conservation Plan. Locations of specific site fabric and features relevant to Cranmer Square and Setting are shown below in Figure 27.

Cranmer Square is one of Christchurch's important inner-city green spaces and a key feature in the urban fabric of the central city. The current landscape contains elements and design principles common in nineteenth-century public parks, including a predominance of broad-leaved exotic forest trees and a layout directing movement through the site. The square has a largely linear boundary, and although rectangular in form has been modified by rounded edges on the four corners of the square. Footpaths edge the grassed verge and these in turn are bounded by roads. On Chester Street West (west of the Square in the section between Cranmer Square and Park Terrace), the original linear edge has been modified to accommodate road narrowing with the formation of grassed bays interspersed with parallel parking areas. This has effectively extended the width of this side of the square. The entire boundary of the square is reinforced by an edge of substantial, mature exotic trees and the internal lawn areas contain a formal layout of diagonal paths. Cruciform pathways align with existing roads (Chester Street West and Montreal Streets) and diagonal pathways link from Kilmore and Armagh Streets to Chester Street West. Perimeter trees provide a visual separation between the square and the surrounding buildings and roadways. Trees are planted at regular intervals around the square. In the southern half of the square, the western boundary contains four smaller trees that replaced four mature trees removed in 2015, leaving this area of the square more exposed. A gap is also evident along the southern boundary where a tree appears to have been removed and not yet replaced. Two lamps are located as focal points within the square at the intersection of the diagonal pathways, both displaying a carrefour.³⁴ The southern boundary of Cranmer Square contains a plaque adjacent to an English oak tree, (incorrectly) commemorating rugby football being played by the Christchurch Football Club for the first time in Cranmer Square. Six survey chain marks (brass bars set between stone blocks) are located between the footpath and grass edge on the east side of Cranmer Square. One brass bar is missing. The markers are protected with concrete surrounds and a timber batten edge. Contemporary infrastructural elements within the square include seating, informational and directional signage, utility boxes, lighting and rubbish bins. A key was found attached to a tree within the northwest corner of the square.

3.2. Description of the Setting

Setting is defined in the ICOMOS New Zealand Charter 2010, as "the area around and/or adjacent to a place of cultural heritage value that is integral to its function, meaning and relationships. Setting includes the structures, outbuildings, features, gardens, curtilage, airspace and access ways forming the spatial context of the place or used in association with the place. Setting also includes cultural landscapes, townscapes and streetscapes; perspectives, views and view shafts to and from a place; and relationships with other places which contribute to the cultural heritage value of the place. Setting may extend beyond the area defined by legal title and may include a buffer zone necessary for the long-term protection of the cultural heritage value of the place."³⁵

Based on the historic and physical investigation of Cranmer Square, the setting includes the road and airspace between Cranmer Square and the surrounding buildings, based on the visual, social, cultural and

³⁴ Junction where two or more paths come together

³⁵ ICOMOS NZ (2010)

historical relationships and functions between the two places. The roads adjacent to Cranmer Square have been associated with and influenced the square since the 1850 survey plan and from early 1860s when Chester Street West and Montreal Street were formed. Consequently, the roadways form the boundary to Cranmer Square and along with the surrounding buildings read as a cohesive part of it.

Within the broader historical and visual catchment, Cranmer Square relates to a wider historic area or landscape which includes scheduled historic heritage items immediately adjacent to the setting. These include:

- 38 Cranmer Square (# 159) and Setting (#302)
- 40 Cranmer Square (#160) and Setting (#302)
- 1 Cranmer Square, the Red House (#35) and Setting (#280)
- 25A Cranmer Square, Cathedral Grammar School (#158) and Setting (#279)
- 56 Armagh Street (#40) and Setting (#299)

Although scheduled as separate historic sites, these places can be seen as connecting civic and social landscapes which together with Cranmer Square, reflect the development of Christchurch’s early public spaces. They are linked by the common purpose of an area where many early educational institutions were located, and residents were living adjacent to the square. Important views into and from Cranmer Square through the trees to these buildings add to the appreciation of the central green space of the square.



Figure 22: View to 38 and 40 Cranmer Square from east boundary of Cranmer Square, (May 2021).



Figure 23: Cathedral Grammar (Former St Margaret's College) as viewed from west boundary, (May 2021).



Figure 24: View from Cranmer Square (east boundary) to 56 Armagh Street (May 2021).



Figure 25: 26 Cranmer Square (1890) was a day school for girls. Although not scheduled in the CDP, views between the house and the square contribute to the heritage values of Cranmer Square (May 2021).

Square. This will ensure the continuation of the historic association between the site and its significant extant plant material.

Policy 7: Knowledge, Skills, and Techniques

All work within Cranmer Square and Setting shall confirm to internationally recognised standards of best practice and knowledge.

Any work carried out within Cranmer Square is to be planned and specified on the advice or under the supervision of appropriately qualified heritage landscape architects, arborists, engineers and conservation architects specialising in historic buildings and structures from stone and/or other conservation professionals; and carried out by appropriately experienced tradespeople. Traditional techniques and materials are preferred, however modern techniques and materials that offer conservation benefits may be appropriate.

Implementation:

- A qualified arborist is to provide advice on and guide all work associated with the trees in Cranmer Square. Any necessary arboricultural works are to be carried out under the standards outlined by the New Zealand Arboricultural Association.⁵⁷
- Schedule regular annual checks on the health of trees by a qualified arborist and any maintenance required to trees must be carried out under the direction of a qualified arborist.
- Procure the services of a conservator to assess the condition and requirements of the cast iron lampstands and standard chain survey markers at least two-yearly.

Policy 8: Setting

The Setting of Cranmer Square is an integral aspect of its heritage significance and must therefore be conserved. There is a need to protect Cranmer Square from a loss of integrity and definition.

It is important that Cranmer Square is not considered in isolation but that all proposed change is considered within the wider context of the Cranmer Square Setting. Every effort must be made to ensure the wider Setting is a compatible one. Any adjacent land use or development must complement the square in terms of design, proportions, scale and materials and must not undermine its integrity or setting or negatively affect the heritage significance and acquired aesthetic qualities.

Implementation:

- Maintain and carefully enhance Cranmer Square and Setting as a cultural landscape, including its shared edges with adjoining historic places (e.g., those buildings listed in Section 3.4.5) to retain the integrity of its spatial, experiential and scenic qualities.
- Development on adjoining boundaries that has the potential to negatively impact the heritage values and acquired experiential qualities of Cranmer Square and Setting must be carefully monitored and every effort made to mitigate or minimise any adverse effects caused by the development activity. Such activities may also cause the loss of, or damage to archaeological

⁵⁷ <https://www.nzarb.org.nz/safety-and-guidelines>

features and planted landscape outside of the legal boundaries but which nevertheless relate to Cranmer Square.

- These effects may include the unsympathetic scale and form of buildings or obtrusive signage, lighting, utility services and other objects bordering the square which have the potential to dominate and distract, thereby threatening the visual integrity of the square and its setting. Similarly, views to historic buildings such as the Peterborough Centre may be compromised by inappropriate development which detracts from broader historic connections to the character of the square.
- Traffic and road changes must identify and take into consideration impacts on heritage to avoid erosion of the existing boundaries to the square, thereby weakening its legibility. All care must be taken to avoid damage to the survey marks along the east boundary of Cranmer Square.

Policy 9: Spaces and Views

Due to their subtle and intangible nature, spaces are a vulnerable entity within Cranmer Square. Yet spaces are a critical element in the maintaining the historic integrity and experiential qualities of the place.

Historic spaces, views, connections and relationships between Cranmer Square and Setting must be respected and maintained. Any new structures in the vicinity must be sited where they do not impact on the square visually, nor obscure viewpoints to and from the square.

Implementation:

- Maintain the pattern of tree species around the square consistent with Victorian-era character, environmental considerations and public safety. Views through the trees must be protected from visual intrusions or any other change detrimental to their character.
- Limit the amount and placement of new structures in Cranmer Square to the minimum necessary. For potential impact of proposals on the heritage values of Cranmer Square, refer to the document, *Report to Consider the Assessment of Effects on the Heritage Values of the Possible Relocation of the Citizens War Memorial, Cathedral Square Christchurch*.⁵⁸
- Maintain the open grassed character of the square to ensure continued use of the square as a place of public assembly, commemorative events and recreational sports.
- Views to identified heritage items such as those buildings noted in Section 3.4.5 must be protected. The visual connections to and from these significant features provide a greater appreciation of Cranmer Square within the context of Christchurch.
- Views to broader identified heritage items and sites such as the Peterborough Centre must also be protected. The visual connections to and from these significant features provide a greater appreciation of Cranmer Square within the historic context of Christchurch.
- Applications for resource consents or concessions must include an adequate assessment of visual impacts.
- Limit the amount and placement of any plaques, signage, furniture, light standards etc., ensuring that they conform to a high standard of design and are based on a well-considered system to

⁵⁸ CCC Files 18/387858

Appendix 13

Extracts from Latimer Square Conservation Plan, Dr Wendy Hoddinott, August 2021

3. Understanding the Place – Physical Evidence

3.1. Physical Description of the Site

This description is based on the Historical Investigation for Latimer Square (2013) and two site visits carried out (7 and 28 April 2021) as part of preparing this Conservation Plan. Locations of specific site fabric and features relevant to Latimer Square and Setting are shown below in Figure 25.

Latimer Square is one of Christchurch's important inner-city green spaces and a key feature in the urban fabric of the central city. The current landscape contains elements and design principles common in nineteenth century public parks, including a predominance of broad-leaved exotic forest trees and a layout directing movement through the site. The square has a strong linear boundary, is rectangular in form and extends to the surrounding roads with footpaths around all four sides. The boundary is reinforced by an edge of substantial, mature exotic trees and internal lawn areas containing a formal layout of diagonal paths. The square area is made up of two rectangular sections, which since 2006 are linked to form one space, returning to the original form of the square as it was in the 1850s. This central area contains grass and asphalt. The perimeter trees are planted at regular intervals around the square, providing a visual separation between the square and the surrounding buildings and roadways. Two pedestal lamps with carriage lanterns are located as focal points within the square at the intersections of the diagonal pathways.

The north plot of Latimer Square contains a tree and associated plaque, remembering those who lost their lives in the CTV building during the February 2011 earthquake. The south plot features the sculptural work, *Spires* by Christchurch artist Neil Dawson. Contemporary infrastructural elements within the square include seating, bollards, informational and directional signage, lighting, tree up-lighting and rubbish bins.

3.2. Description of the Setting

Setting is defined in the ICOMOS New Zealand Charter 2010, as "the area around and/or adjacent to a place of cultural heritage value that is integral to its function, meaning and relationships. Setting includes the structures, outbuildings, features, gardens, curtilage, airspace and accessways forming the spatial context of the place or used in association with the place. Setting also includes cultural landscapes, townscapes and streetscapes; perspectives, views and viewshafts to and from a place; and relationships with other places which contribute to the cultural heritage value of the place. Setting may extend beyond the area defined by legal title and may include a buffer zone necessary for the long-term protection of the cultural heritage value of the place."⁴³

Based on historic and physical investigation, the Setting of Latimer Square encompasses the road and airspace between Latimer Square and the surrounding buildings, based on the visual, social, cultural and historical relationships and functions between the two places. Within the Setting, along the northwest side of the square, a portion of what is believed to be the 1874 kerb and channel has more recently been covered with asphalt. These deep dish-shaped gutters may be an early example of what was a new practice at the time, as the exposed concrete kerb appears to show pure shingle, instead of the later practice of using broken metal and shingle mix. A stone kerb and floor channel which is possibly older than the 1974 kerb and channel, lies to the west of the Latimer Square carriageway between Hereford and Worcester Street.

⁴³ ICOMOS NZ (2010)

Within the broader historical and visual catchment, Latimer Square relates to a wider historic area or landscape which includes scheduled historic heritage items immediately adjacent to the Setting. These items include the Christchurch Club and two significant trees within its boundary, and three trees on the site of the Transitional Cathedral south of the square. While the holly hedge on the site of the Christchurch Club is not listed in the District Plan, it is believed to have been planted in 1860 and is thought to be the oldest surviving hedge in the city.⁴⁴ Views to The Christchurch Club and its trees, are also relevant within the setting, based on the visual, social, cultural and historic relationships and functions between these elements. Although scheduled as a separate historic site, the Christchurch Club can be seen as connecting civic and social landscapes which together with Latimer Square, reflects the development of Christchurch's early public spaces.

Latimer Square continues to form a transition zone between the commercial central city business zones to the west and the residential zones to the east. Residential development is intensifying around the square after the demolition and subsequent rebuild of residential housing within the East Frame.⁴⁵ Views through the trees over Latimer Square are a primary outlook for the first-floor living spaces of residents in these apartments.



Figure 24: View across Latimer Square from Hereford Street (July, 2021).

⁴⁴ Beaumont, L (2013), Historical Investigation, Latimer Square, p.59

⁴⁵ Christchurch Central Recovery Plan (2012)

deemed necessary, they are to be replaced according to the tree strategy of propagation and replacement identified in Policy 10, as part of the overall long-term management of Latimer Square. This will ensure the continuation of the historic association between the site and its significant extant plant material.

Policy 7: Knowledge, Skills, and Techniques

All work within Latimer Square and Setting shall confirm to internationally recognised standards of best practice and knowledge.

Any work carried out within Latimer Square is to be planned and specified on the advice or under the supervision of appropriately qualified heritage landscape architects, arborists, engineers and conservation architects specialising in historic buildings and structures from stone and/or other conservation professionals; and carried out by appropriately experienced tradespeople. Traditional techniques and materials are preferred, however modern techniques and materials that offer conservation benefits may be appropriate.

Implementation:

- A qualified arborist is to provide advice on and guide all work associated with the trees in Latimer Square. Any necessary arboricultural works are to be carried out under the standards outlined by the New Zealand Arboricultural Association.⁷¹
- Schedule regular annual checks on the health of trees by a qualified arborist and any maintenance required to trees is to be carried out under the direction of a qualified arborist.
- Procure the services of a conservator to assess the condition and requirements of the stone pedestals and lamps and kerb and channel at least two-yearly.

Policy 8: Setting

The setting of Latimer Square is an integral aspect of its heritage significance and is to therefore be conserved. There is a need to protect Latimer Square from a loss of integrity and definition.

It is important that Latimer Square is not considered in isolation but that all proposed change is considered within the wider context of the Latimer Square Setting. Every effort must be made to ensure the setting is a compatible one. Any adjacent land use or development must complement the square in terms of design, proportions, scale and materials and must not undermine its integrity or setting or negatively affect the heritage significance and acquired aesthetic qualities.

Implementation:

- Maintain and carefully enhance Latimer Square and Setting as a cultural landscape, including its shared edges with adjoining historic places (e.g., The Christchurch Club and Setting) to retain the integrity of its spatial, experiential, and scenic qualities.
- Development on adjoining boundaries that has the potential to negatively impact the heritage values and acquired experiential qualities of Latimer Square and Setting must be carefully

⁷¹ <https://www.nzarb.org.nz/safety-and-guidelines>

monitored and every effort made to mitigate or minimise any adverse effects caused by the development activity. Such activities may also cause the loss of, or damage to archaeological features and planted landscape outside of the legal boundaries but which nevertheless relate to Latimer Square.

- These effects may include the unsympathetic scale and form of buildings or obtrusive signage, lighting, utility services and other objects bordering the square which have the potential to dominate and distract, thereby threatening the visual integrity of the square and its setting. Similarly, views to Christ Church Cathedral and the CTV site may be compromised by inappropriate development which detracts from broader historic connections to the character of the square.
- Traffic and road changes must identify and take into consideration impacts on heritage to avoid erosion of the existing boundaries to the square, thereby weakening its legibility. All care must be taken to avoid damage to the historic stone and shingle kerb and channel along the carriageway on the west boundary of Latimer Square.

Policy 9: Spaces and Views

Due to their subtle and intangible nature, spaces are a vulnerable entity within Latimer Square. Yet spaces are a critical element in the maintaining the historic integrity and experiential qualities of the place.

Historic spaces, views, connections and relationships between Latimer Square and Setting must be respected and maintained. Any new structures in the vicinity must be sited where they do not impact on the square visually, nor obscure viewpoints to and from the square.

Implementation:

- Maintain the pattern of tree species around the square consistent with Victorian-era character, environmental considerations and public safety. Views through the trees must be protected from visual intrusions or any other change detrimental to their character.
- Limit the amount and placement of new structures in Latimer Square to the minimum necessary. For potential impact of proposals on the heritage values of Latimer Square, refer to the document, *Report to Consider the Assessment of Effects on the Heritage Values of the Possible Relocation of the Citizens War Memorial, Cathedral Square Christchurch*.⁷²
- Maintain the open grassed character of the Square to ensure continued use of the Square as a place of public assembly, commemorative events and recreational sports.
- Views to identified heritage items in the immediate setting such as the Christchurch Club and the Transitional Cathedral must be protected.
- Views to broader identified heritage items and sites such as Christ Church Cathedral (along Worcester Street) and the CTV building on Madras Street must also be protected. The visual connections to and from these significant features provide a greater appreciation of Latimer Square within the historic context of Christchurch.

⁷² CCC Files 18/387858



MEMO

Memo Title: Fire Hazard 265 Riccarton Rd

Date: 8th November 2021

From: Bruce Irvine
Position: Senior Advisor
Risk Reduction

To: Shane Bruyns CCC

Murray Withers (Wellstar Company Ltd)
Owners Representative

Shane, further to conversations with Murray Withers the representative of the owner, I offer the following information in relation to an assessment on the remaining buildings, structures post fire and general fire hazard presented at the site.

Following a further fire at the address being F3352885 on Friday morning I provide the following advice to the owner and Christchurch City Council (CCC).

FENZ provided the CCC an email outlining our concern to the building use and security on the 15/07/2029 following a previous fire at the address that compromised the structure of the Link section between the "Historic" and east wing of the building. At the time FENZ believed the building to be dangerous for any occupancy.

Since that date, a small section of the link was removed, and the substantial sections of the building remained. With no significant increase in security or direct property management.

FENZ believes that the site is now in a significantly worse condition than in 2019, with the "Historic" element suffering catastrophic damage as a result of the fire on Friday morning.

It is recommended that the owner demolish the remaining structures on the site to avoid further fires on the site and that the site be cleared of unmanaged long grass and vegetation to prevent fire spread beyond the property of origin.

FENZ provides the following images relating to the damage and state of the site that need to be rectified by the owner.

Historic Building section following fire:



Total loss of all structural floor and roof elements, across ground and first floor areas.

Rear Section with overgrown vegetation:



Section to the south of the main building with long grass to boundary fences.

Central Section still with furniture: (Sources of fuel)



Area too dangerous to enter due to structure above.

Damage to area above Central Section



Fire connected at first floor level to previous fire. Total loss of supporting roof structures.

Bedroom Wing (East Wing)



Photo taken 5th Nov 2021. Broken windows and unchecked vegetation growth to fence line.



East Wing vegetation growth 2019

It is FENZ belief that the “East Wing” now presents an almost certain risk of fire, due to the lack of security on the site and the continued storage of materials in the rooms that could be used as items first ignited to create a well-developed fire. This is what occurred in the “Historic Building” for the current fire. (Fire being treated as suspicious)

No windows are intact and there are repeated reports of illegal entry to the property on a daily basis to NZ Police by a locally engaged part time security person.



East wing storage in rooms. Photo 2019

Conclusion:

FENZ recommends to CCC and the building owner to demolish all structures on site, and to clear the site to a manageable level for fire hazard mitigation. (Maintenance of vegetation) Security fences to be re-established. All windows on the East Wing building to be boarded over as an interim security step.

The existing structures provide a significant threat to FENZ personnel when attending calls and FENZ continues to identify all buildings on site as “Dangerous” for operational response purposes.

If you require further guidance and information relating to this property, then please contact myself in the first instance.

Regards

Bruce Irvine

Senior Advisor Risk Reduction

Mobile: +64 (0)27 839 5262

DDI: +64 (03) 372 8602

Email: Bruce.Irvine@fireandemergency.nz

Canterbury District

Te Ihu, Level 3, 40 Lichfield Street

PO Box 13-218, Christchurch 8141

He waka eke noa / Everybody in one canoe with no exception



22 December 2021

Murray Withers
RataGroup
Email: murray@ratagroup.co.nz

Subject: 265 Riccarton Road – Antonio Hall building – Post-fire structural inspection
Project Number: **210611**

Dear Murray,

Miyamoto were engaged to inspect the building at 265 Riccarton Road, Christchurch also known as Antonio Hall building to determine the extent of structural damage caused by a recent fire that occurred in the west wing of the building. Alejandro Amaris Associate Structural Engineer of Miyamoto carried out an inspection of the building on Tuesday 21 December 2021.

The building has three sections and was built in three stages: The west wing is the original building and was used at that time as homestead which was built circa 1910; the middle section was built circa 1950 which contain a wedding chapel and the east wing post 1960s. In 1996 the building was registered as a Category II historic place by the New Zealand Historic Places Trust.

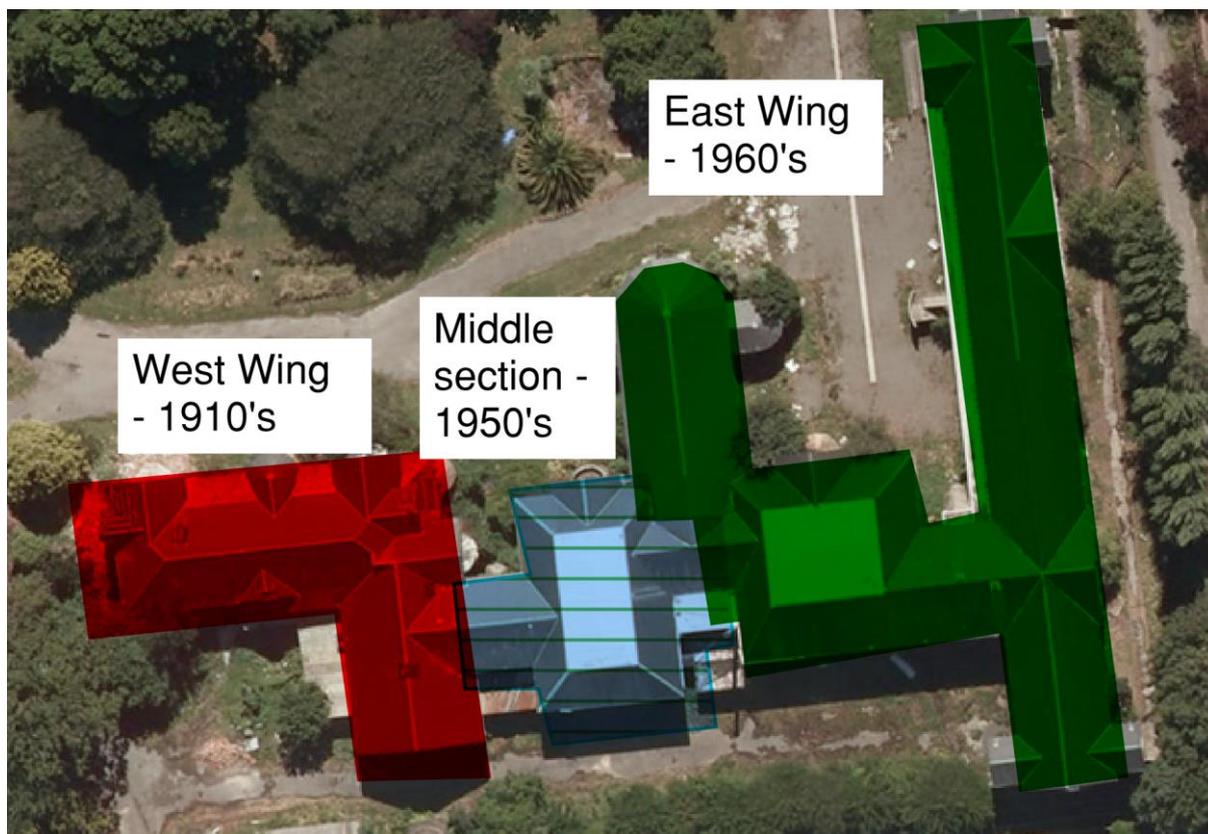


Figure 1- Aerial photo at 265 Riccarton Rd

Miyamoto understands that there was damage in an earlier fire back in 2019 which affected the middle section with a wedding chapel and part of the east wing (see Figure 2).



Figure 2- Aerial photo at 265 Riccarton Rd

Our scope of works is limited to assessment of the original west wing, for which we have been requested to comment on the structural stability of the building follow a recent (second) fire event in November 2021.

The west wing building consists of a two-storey building, L-shape in plan, with the primary structure being double skin brick cavity walls. From the site inspection it is evident that the fire has affected the following elements:

- The fire has burnt through the roof rafters and metal sheeting causing collapse, leaving no roof structure.
- The timber floor joists and flooring of the first floor has been burnt through causing collapse, leaving no first floor.
- The ground floor structure and subfloor was covered in debris from the fire and could not be assessed.

Miyamoto observed the following items that pose an immediate risk to the public and/or to any person in the building in particularly if someone is to access the fire affected areas:

1. The majority of wooden structure (roof and first floor flooring) had been significantly damaged and has collapsed as a result of the most recent fire. The existing unreinforced brick walls are currently cantilevered from ground level, with very low out-of-plane capacity under seismic or wind loading. Out of plane collapse presents a risk to anyone within 8m of the building footprint during an earthquake or a moderate wind event.
2. Loose roof linings and building services (ducting) are compromised and at risk of falling or becoming airborne in a moderate wind event.

3. Debris on the ground which poses a trip hazard, with timber and exposed nails that present a risk of injury to anyone that accesses the area of debris.
4. Remaining burnt out timber elements risk collapse if disturbed.
5. The damage to the ground floor structure is unknown and may also present a risk of collapse and entrapment.
6. The remaining brick walls have the following damage:
 - Partial collapse of brickwork from loss of lateral support due to collapse of roof and first floor.
 - Spalling to several areas of brickwork from heat effects of the fire
 - Substantial cracking from earthquake in 'hourglass' formation consistent with in-plane shear failure.

Miyamoto recommend the following be carried out as soon as practicable for the west wing (old homestead) of the complex:

1. Prevent access to the damaged area of the building by installation of suitable hoarding and/or fencing at least 8m away from the perimeter of the building.
2. Remove loose roof linings, building services, etc, where safe to do so.
3. Demolish the fire affected internal partition walls and clean up debris from the ground floor.

The following has been considered in relation to the remaining brickwork elements of the west wing:

1. The combination of fire and earthquake damage has resulted in widescale damage that would at least require a substantial proportion of replacement and there are limited areas of the brickwork that are now salvageable.
2. The condition of the brick ties within the cavity of the double brick walls are unknown, but it is likely that there is at least some deterioration to the ties that has compromised the structure of these walls.
3. The instability of the brickwork from the lack of lateral support and the damage noted above would present a significant hazard to any workers that access the site. Hence the safe installation of temporary bracing or strong-backs used to retain the brick walls is unlikely to be practicable.

For the reasons noted above, it is recommended that the remaining elements of the west wing is demolished and the materials that are at risk of becoming airborne (e.g. sheet roofing or lightweight fibres) be secured or disposed of.

Should any further information be required, or any additional damage is identified, please contact the undersigned.

Yours sincerely,

Reviewed by:



Alejandro Amaris

Associate Structural Engineer
021 356 761

Alejandro.amaris@miyamoto.nz



Ivo de Vocht

Associate Structural Engineer
027 537 9490

Ivo.deVocht@miyamoto.nz

SITE VISIT PHOTOS







Appendix 16

From: Gant, Richard <Richard.Gant@ccc.govt.nz>
Sent on: Thursday, August 3, 2023 12:40:09 AM
To: Ohs, Amanda <Amanda.Ohs@ccc.govt.nz>
Subject: Antonio Hall 265 Riccarton Road

H Amanda

Attached is the relevant Section 121, Meaning of Dangerous Building (Building Act 2004).

Antonio Hall, 265 Riccarton Road over the last 10 years approximately, has largely been destroyed by a number of fires (arson most likely).

The last fire in 2019 destroyed the Main Homestead and a large portion of the entire east to west structure.

Council in 2019 had to issue a Dangerous Building Notice requiring the owner of the building to remove / address this hazard.

As per section 121 of the Building Act, the building owner under took fencing of the entire site.

As there is no access to this area due to fencing having been installed to the entire property, and no current fall hazards to adjoining structures are present at this point in time, the requirements of section 121 Building Act 2004 have been achieved.

Please Note:

If council is informed that the public are still entering this site, a New Dangerous Building notice will need to be issued.

121 Meaning of dangerous building

- (1) A building is **dangerous** for the purposes of this Act if,—
 - (a) in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause—
 - (i) injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property; or
 - (ii) damage to other property; or
 - (b) in the event of fire, injury or death to any persons in the building or to persons on other property is likely.
- (2) For the purpose of determining whether a building is dangerous in terms of subsection (1)(b), a territorial authority—
 - (a) may seek advice from employees, volunteers, and contractors of Fire and Emergency New Zealand who have been notified to the territorial authority by the board of Fire and Emergency New Zealand as being competent to give advice; and
 - (b) if the advice is sought, must have due regard to the advice.

Kind Regards

Richard L Gant

Earthquake Prone Building Structures
Technical Advisor / Engineer
Building Consenting Unit



[03 941 8166 027 273 0243](tel:0394181660272730243)



Richard.Gant@ccc.govt.nz



Te Hononga Civic Offices, 53 Hereford Street, Christchurch



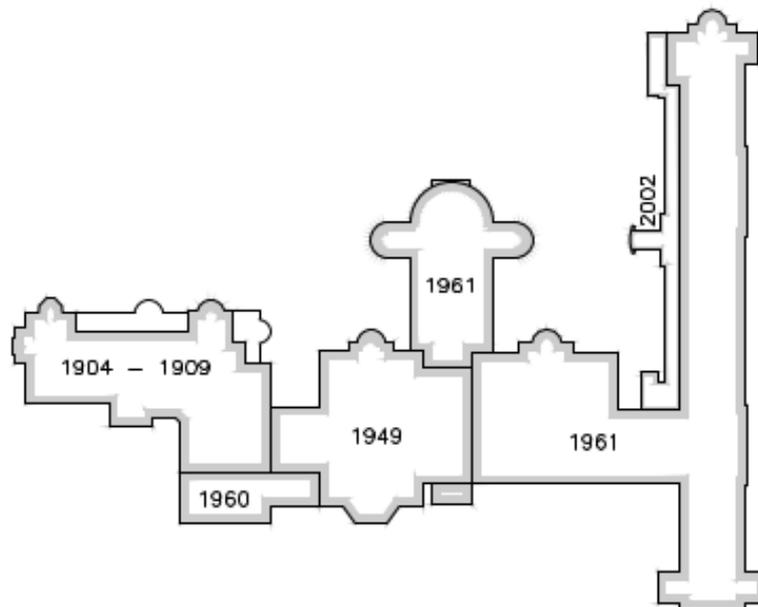
PO Box 73013, Christchurch 8154



ccc.govt.nz

Appendix 17

Antonio Hall - Floor plan indicating stages and dates of construction



Source: Lewis & Barrow Ltd - Strengthening Options for buildings at 265 Riccarton Road, 26 January 2013. File 21303. Prepared for WellstarCo. Limited.

Aerial photograph showing extent of fire damage to Middle section and east Wing including chapel, linking block and accommodation wing.



Source - Letter dated 22 December 2021, Miyamoto to Murray Withers, 265 Riccarton Road – Antonio Hall building – Post-fire structural inspection. Project Number 210611

Aerial photograph showing extent of fire damage to original homestead



Source - FENZ Memo, Fire Hazard 265 Riccarton Road, 8 November 2021 From Bruce Irvine, Senior Advisor Risk Reduction to Shane Bruyns, Christchurch City Council and Murray Withers (Wellstar Company Ltd) Owners representative.

Photographs of damaged chapel - 2019



Source: Council Property Files - 5 August 2019

Photographs of damaged chapel - 2021



Source: Council Property files - Brendan Smyth, 2021

Appendix 18

From: Murray Withers <murray@ratagroup.co.nz>
Sent: Monday, July 24, 2023 10:23 AM
To: Ohs, Amanda <Amanda.Ohs@ccc.govt.nz>
Cc: Dixon, Glenda <Glenda.Dixon@ccc.govt.nz>
Subject: RE: Antonio Hall, 265 Riccarton Road - Plan change 13/ 14 submission

This is still very much a vexed question. We are discussing with various parties options. These options relate to the now vandalised east building . The main issue is communal washing and cooking facilities and where there might be located. We hope to resurrect this. Mr Chiu the Principal of the owner was able to visit for the first time post covid two months ago and some progress was made. As to the chapel if we can preserve it Mr Chiu will, but it is marginal, as the rear portion of the chapel severely burnt.

From: Ohs, Amanda <Amanda.Ohs@ccc.govt.nz>
Sent: Monday, July 24, 2023 10:16 AM
To: Murray Withers <murray@ratagroup.co.nz>
Cc: Dixon, Glenda <Glenda.Dixon@ccc.govt.nz>
Subject: RE: Antonio Hall, 265 Riccarton Road - Plan change 13/ 14 submission

Thank you Murray,

That is helpful to know –

So in summary, just to check my understanding -

1. There was no insurance for earthquake or fire damage for all of the buildings on the site.
2. There is no intention to rebuild the homestead or area behind the chapel which were largely destroyed by fire.

I just have one question -

What is the intention for the partially damaged but still standing accommodation wing and chapel please?

Kind regards,
Amanda

From: Murray Withers <murray@ratagroup.co.nz>
Sent: Monday, 24 July 2023 8:38 am
To: Ohs, Amanda <Amanda.Ohs@ccc.govt.nz>
Cc: Dixon, Glenda <Glenda.Dixon@ccc.govt.nz>
Subject: RE: Antonio Hall, 265 Riccarton Road - Plan change 13/ 14 submission

Hi Amanda

I have talked this issue through at some length with Mr Chiu. Initially as you might be aware, after the first fire the homestead part (old wooden part) of the Antonio Hall complex was salvageable and Mr Chiu's intention was to undertake significant renovations and restore the homestead.

Mr Chiu is a victim of circumstances. Prior to the earthquakes he had spent a significant sum on extensive renovations to the East wing and converted that wing into travellers accommodation. The homestead of older part of the Buildings were occupied. The Buildings were uninsured. With the earthquakes, plans were unable to be continued, as the commons areas for the travellers accommodation were red stickered and the cost of strengthen work was prohibitive. Secondly the onsite custodian and manager was prevented from remaining on site.

The first fire was destructive but as i said although it damaged the area behind the chapel the older area and refurbished area were largely unaffected. With the property now vacant it was basically ransacked by the public. Police records show may intrusions on a daily basis. I am aware that a suggestion was made to have 24x7 security but that is and was uneconomic. The second fire destroyed the older wooden areas of the complex to a point where they are not able to be salvaged. There is now no intention to try and rebuild that part unless there was financial assistance from others. That assistance would need to extend to many millions of dollars. That is unlikely.

We agree that the heritage listing should be removed it is redundant and as the submitted state not a pleasant vista.

From: Ohs, Amanda <Amanda.Ohs@ccc.govt.nz>
Sent: Monday, July 3, 2023 2:20 PM
To: Murray Withers <murray@ratagroup.co.nz>
Cc: Dixon, Glenda <Glenda.Dixon@ccc.govt.nz>
Subject: RE: Antonio Hall, 265 Riccarton Road - Plan change 13/ 14 submission

Hi Murray,

You can search the actual submission here
<https://makeasubmission.ccc.govt.nz/PublicSubmissionSearch.aspx>

I've attached it for you - Its very brief as you will see.

Kind regards,
Amanda

From: Murray Withers <murray@ratagroup.co.nz>
Sent: Monday, July 3, 2023 1:48 PM
To: Ohs, Amanda <Amanda.Ohs@ccc.govt.nz>
Subject: RE: Antonio Hall, 265 Riccarton Road - Plan change 13/ 14 submission

Hi Amanda

I located the over view of the submission lodged it seems by Justin Avi but is there a process where i can see the whole submission

In terms of sharing information i will discuss with the Owner and refer back to you. We have had various preliminary designs undertaken and there have been one or two structural reports

completed. Once i have the green light i will share as much as I am permitted. In the meantime how do we see the full submission

From: Ohs, Amanda <Amanda.Ohs@ccc.govt.nz>
Sent: Monday, July 3, 2023 12:23 PM
To: Murray Withers <murray@ratagroup.co.nz>
Subject: Antonio Hall, 265 Riccarton Road - Plan change 13/ 14 submission

Dear Murray,

I understand from Council records that you provide local representation for the owner of this building.

The owner may be interested to know that we have received a third party submission seeking the removal of it from the heritage schedule .

Submissions on the plan changes were made public on Friday, you can view more information here <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/changes-to-the-district-plan/proposed-changes-to-the-district-plan/pc13/>. There is an opportunity for further submissions. The relevant submission is #1037 PC 14.

In order to respond to the submission #1037, it would assist us to have additional information from the owner regarding their plans and intentions for the heritage scheduled buildings and setting, if they were willing to share that information – eg demolish fire damaged sections/ rebuild damaged sections/ repair and retain the least damaged buildings – eg chapel and dormitory. Or do they have wider development plans for the site?

It would also be useful to have access (provided the owner is willing to share them) to any structural reports/ damage reports/ Quantity surveying costings for repair and strengthening/insurance coverage and any gap between insurance cover and costs to repair/rebuild.

If the owner decides to lodge a further submission related to submission #1037, supporting information could be included with that if the owner desired.

If you are in a position to, could you please forward this information and my request for further information to the owner.

A site visit may also be required – I understand the safety issues with the site and have discussed visiting with Richard Gant in building consents. He advised it may be safe to view the buildings from a distance. Would the owner be willing to allow access to the site?

In terms of timeframes – we are working towards lodging Council evidence in early August.

Kind regards,
Amanda

Amanda Ohs

Senior Heritage Advisor

Heritage Team, Planning and Consents

Infrastructure, Planning and Regulatory Services

Christchurch City Council

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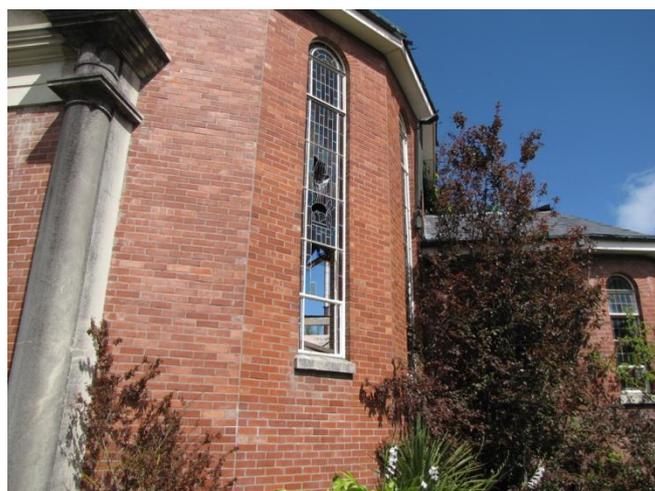
<image003.png> Amanda.ohs@ccc.govt.nz; heritage@ccc.govt.nz

<image004.png> Te Hononga Civic Offices, 53 Hereford Street, Christchurch 8013

<image005.png> PO Box 73012, Christchurch 8154

<image006.png> <https://ccc.govt.nz/culture-and-community/heritage>

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 463
FORMER HOLY NAME SEMINARY CHAPEL AND
DORMITORY AND SETTING - 265 RICCARTON ROAD,
CHRISTCHURCH**



PHOTOGRAPH: B.SMYTH

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.

The former Holy Name Seminary chapel and dormitory and setting have historical and social significance for their connection with New Zealand's second national Catholic seminary, and for their location in the extensive landscaped grounds of the dwelling (now demolished) of a successful early 20th century city retailer.

The former chapel, dormitory and their setting are all that remains of a large complex which once comprised a large town home (1909) with additions for the Catholic church in the late 1940s and early 1960s. The former Kincaid residence and the first stage of seminary additions were largely destroyed by fires in 2021, which also damaged the dormitory block and chapel.

The setting, including a motor house, serves as a reminder of the former Kincaid / Montgomery residence that was built in 1909 and sold by the latter to the Catholic church in 1946. The historical and social values associated with that dwelling are no longer strongly evident in light of its almost complete destruction by fire. The remaining motor house now lacks its historical context but retains a relationship with the later use of the property.

Appendix 19

The site and remaining fire damaged dormitory and chapel are associated with the Holy Name Seminary and The Sisters of St Joseph of Cluny convent. In 1946 Antonio House was purchased by the Roman Catholic Diocese of Christchurch, who opened it the following year as the Holy Name Seminary. This was second national seminary established by the Catholic Church in New Zealand. It originally offered secondary education to boys intending to enter the priesthood. This covered a gap in Catholic education that had occurred since the major seminary, Holy Cross at Mosgiel, stopped taking school age students in 1932.

The need for a minor seminary had been identified ten years previously, at the 1936 Council of Australian and New Zealand Bishops. Order was received from Rome in 1939 to establish one and Holy Name Seminary was established in the diocese of Bishop Patrick Lyons (Bishop of Christchurch from 1944-1950), who was struggling to find priests for his diocese. (HNZPT website).

The Holy Name Seminary was staffed by Fathers from the Society of Jesus in Australia and the domestic needs of the seminary were tended to by five Sisters of St Joseph of Cluny, who arrived from Ireland in 1948. It opened with 40 young boys and its roll rose to between 70 and 90 pupils, although only about a third of these would go on to become priests. The formal opening of the seminary in February 1947 was enlivened by the elderly Archbishop O'Shea who said how marvellous the opening of this 'cemetery' was and then proceeded to fall asleep during Prime Minister Peter Fraser's speech (Norris, 1999:51) (HNZPT website).

In 1955 Holy Name began to shift from the education of secondary school boys to teaching tertiary level philosophy to budding clerics. This change was required because of overcrowding at Holy Cross (Mosgiel) and by 1959 Holy Name had phased out secondary level teaching altogether. As a result of this change the seminary was extended again in the early 1960s when a separate chapel and living quarters for over 100 students were built to the east of the 1950 addition. (HNZPT website). The extensions cost 200,000 pounds.

By the 1970s the number of students at both seminaries had declined significantly - in 1975 there were only 22 students at Holy Name; by 1979 this number had dropped to 13. Holy Name was assimilated into Holy Cross in 1979 and the Holy Name complex was eventually sold to become Antonio Hall Hostel. The complex was renamed Campion Hall and used as a hostel for university students. (HNZPT website)

Patrick and Veronica Luisetti purchased the property in 1981 and renamed the complex Antonio Hall, with the remaining buildings being used as a hostel and function centre. At the end of the twentieth century, the property changed hands again and the new owner began a conversion of the former dormitory wing to motel units. This was not completed. The early twentieth century portion of the complex sustained severe damage in the Canterbury Earthquakes of 2010 and 2011, and the whole complex was vacant when it suffered two fires in 2019 and 2021.

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.

The former Holy Name Seminary chapel and dormitory, and setting have cultural and spiritual value.

The chapel, dormitory and setting have cultural and spiritual value as the place where for over thirty years, many young men and their teachers followed a distinctive way of life in vocation of the Catholic priesthood. Students had three years of intensive training in scholastic philosophy and then transferred to Mosgiel for four years of theological studies in preparation for the priesthood.

The large chapel (seating 300) was dedicated in 1963 and provided a spiritual focus for the religious community until 1978; it was also used for musical performances and, during the Luisetti's tenure, it was a popular wedding venue.

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.

The former Holy Name Seminary chapel and dormitory and setting are of architectural and aesthetic value as examples of the mid-twentieth century work of long-standing architectural practice Collins & Son. After the Holy Name Seminary had taken over the property, additions were executed in two phases (1950 and 1963) by noted architect J. G. Collins of Collins and Son, the city's oldest architectural firm. The 1950 extension added a two-storey wing to the east side of the house and included a dining room, library, small chapel and dormitory, all since destroyed by fire. The much larger 1961-63 additions included lecture rooms, a common room, a larger chapel and a dormitory with individual accommodation for nearly 100 interns; only the chapel and dormitory remain.

The cruciform chapel has a restrained classical exterior featuring an apsidal end with a large pedimented portico relief, a hipped roof and arched windows. The interior inside is a modern interpretation of the idiom with exposed brick walls and a concrete truss ceiling. The chapel has a very fine interior with careful detailing in high quality materials (marble altar, mosaic ceiling tiles, parquet floor, pews) which resulted in a highly successful mid-century design. Key features such as some of the stained glass windows, the cut brick exterior and intaglio remain.

The south end wall of the chapel was destroyed in the fire – this included the choir gallery and organ loft. The south end of the roof and the side walls were also partly destroyed and damaged. The interior was also damaged at the southern end – particularly the roof trusses and cladding, and the mosaic ceiling finish. The fire and vandalism have damaged some of the stained-glass windows.

The dormitory was housed in a long two storied rectangular wing with small dormitory rooms accessed off a corridor. It contained 98 senior student's bedrooms with built in furniture, as well as staff rooms. This building has regular side façades in a plain Post-War style with restrained detailing. The northern end which featured an apsidal end in tandem with the chapel's forms – with this aspect of the design reflecting the former homestead which was part of the complex at the time. Alterations to convert it to motel units added modern joinery to the west façade and changed the interior layout.

The buildings sustained earthquake damage in the Canterbury Earthquakes.

The grounds have design value as the work of landscape designer Alfred Buxton. Thomas Kincaid had Buxton, who is considered the most significant landscape gardener in New Zealand in the first half of the twentieth century, design the grounds of his new home (1909,

now destroyed by fire). The Kincaid garden was one of Buxton's earliest commissions. The garden was designed in the contemporary Japanese fashion integrating ponds with cascades, rustic oriental styled bridges, elm trees and Chinese Fan palms. After John Montgomery assumed ownership, Buxton returned in 1930 to further develop his design. Some of the Buxton scheme was destroyed by the mid-twentieth century alterations to the property, but features including mature trees, evidence of ponds and decorative balustrades remain.

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.

The former Holy Name Seminary chapel and dormitory and setting have technological and craftsmanship significance for their construction, materials, finishes and fixtures which for the chapel in particular are of a notable quality and craftsmanship of the time.

The fire damaged chapel is of portal frame construction. The chapel and dormitory wing were constructed of reinforced precast concrete, raised in slabs weighing over five tons. The pedimented portico on the northern elevation of the chapel, containing a tiled christogram, is noteworthy. The interior featured a decorative Italian blue glass mosaic tiled ceiling, and a contemporary white Sicilian marble altar, approached via white marble steps in a complete circle. The 90,000 bricks were specially made and fired in Christchurch, and then sawn on the exposed surface. There are 16 stained glass windows made in Melbourne, each bearing a motif highlighting aspects of Christian doctrine. The floor of the sanctuary is a parquet floor of basket weave patterned red gum, and the chapel floor is parquet New Zealand beech blocks laid in herring-bone pattern over concrete in which are laid hot water pipes for heating. The pews were of Sapele mahogany.

When it was opened the interior also featured four carved wooden statues of saints, Stations of the Cross consisting of stainless steel candle sconces, a red cross inlaid in white marble and illustrative reliefs.

The structural engineers were Royds and Sutherland, and construction was by Fletcher Construction company.

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.

The former Holy Name Seminary chapel and dormitory, and setting have contextual significance on account of the relationship of the two buildings to one another in terms of materials, form and design, and for the extensive landscaped grounds they are located in.

The chapel and dormitory are closely related in terms of their design and material. They are both clad in brick, and their rectangular form with rounded north facades mirror one another on the same axis.

Appendix 19

The setting is of particular significance as (in part) a garden designed by noted landscape gardener Alfred Buxton, and as a large open space in the built-up suburb of Riccarton. The landscaped garden setting includes ponds and established trees, including two which are scheduled.

The motor house associated with the Kincaid's 'Baronscourt' house (lost to fire) and the property's gardens remain and serve as a marker of the residential use prior to the site housing a national Catholic seminary.

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 Holy Name Seminary chapel and dormitory and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to human activity on the site, possibly including that which occurred prior to 1900. Evidence of the Buxton garden (1909) also remains.

ASSESSMENT STATEMENT

The former Holy Name Seminary chapel and dormitory and setting have overall significance to the Christchurch district including Banks Peninsula.

The former Holy Name Seminary chapel and dormitory and setting have historical and social significance for their connection with New Zealand's second national Catholic seminary, and for their location in the extensive landscaped grounds of the dwelling (now demolished) of a successful early 20th century city retailer. The former Holy Name Seminary chapel and dormitory and setting have cultural and spiritual value for their use as a place of Catholic vocational teaching and subsequent use for musical performances and, later, a wedding venue. The former Holy Name Seminary chapel and dormitory and setting are of architectural and aesthetic value as examples of the mid-twentieth century work of long-standing and accomplished Canterbury architectural practice Collins & Son, and for their contextual design in relationship to one another, and to the previous home on the site which was lost to fire. The former Holy Name Seminary chapel and dormitory and setting have technological and craftsmanship significance for their construction, materials, finishes and fixtures, which for the chapel in particular are of a notable quality and craftsmanship of the time. The former Holy Name Seminary chapel and dormitory and setting have contextual significance on account of the relationship of the two buildings to one another in terms of materials, form and design, and for the extensive landscaped grounds they are located in. The former Holy Name Seminary chapel and dormitory and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to human activity on the site, possibly including that which occurred prior to 1900.

REFERENCES:

CCC Heritage Files (3) – Former Kincaid Homestead, Garden and Coachhouse/Former Seminary and Chapel

Appendix 19

Council property records re fire impacts

HNZPT website

Press 'Magnificent Chapel at Holy Name Seminary.', 12 February 2963, p.15

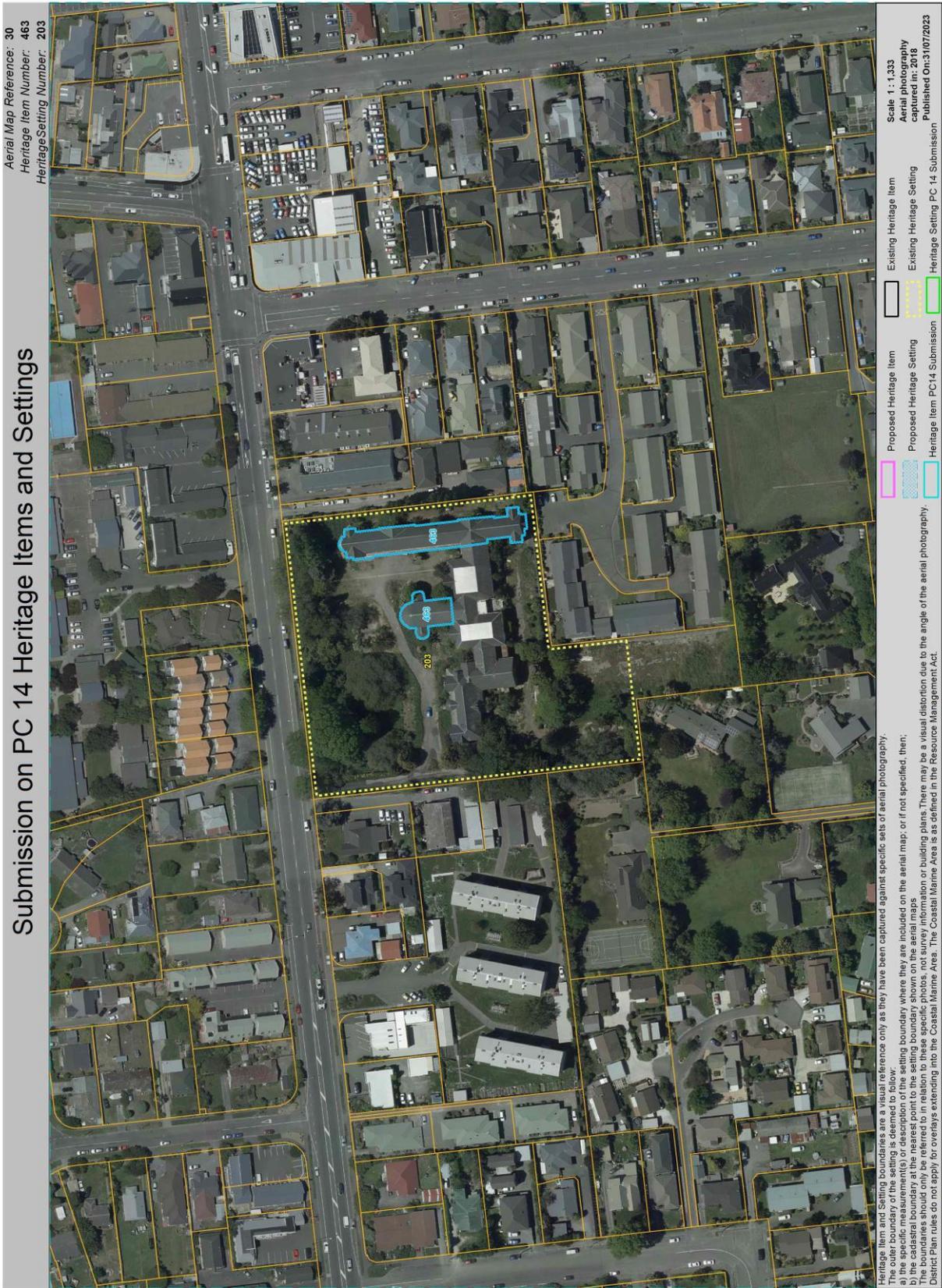
REPORT DATED: 30/07/2023

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

Appendix 20

Revised Heritage Item 463



Appendix 21

325 Montreal Street cottage – revised setting

