



The Voice of Heritage

**Historic Places Canterbury Submission:
Christchurch City Council Long Term Plan 2018-2028 .**

Mayor and Councillors,

Thank you for granting us the opportunity to present our Submission on the Long Term Plan (LTP) to the Council.

Historic Places Canterbury (HPC) wishes to take this opportunity to acknowledge the professionalism and dedication of the Christchurch City Council Heritage Team and requests the Mayor and Councillors to communicate to the Staff our appreciation of their endeavours.

Historic Places Canterbury considers the Heritage Strategy (Policy and Charter) to be an excellent initiative and looks forward to its ongoing development. HPC commends the C.C.C. for the process it adopted of seeking Community Engagement first and the Heritage Team are to be acknowledged for their efforts.

HPC wishes the Councillors to know it fully endorses:

Dr. Ian Lochhead's Notice of Submission on the Proposed Christchurch Long Term Plan – The deferral of the restoration of the Canterbury Provincial Council Buildings.

HPC understands the C.C.C. is operating under financial constraints however the Canterbury Provincial Council Buildings are internationally recognized heritage treasures. HPC requests the C.C.C. explore all options to expedite the repair and restoration of these very important buildings. The options might included a partnership with Central Government (low interest loan or grant) and the work to be done in stages.

Landmark Fund:

HPC submits that the C.C.C. continue to fund the Landmark Grants for another 3 years. HPC considers the Fund has been successful in facilitating the retention and repair of significant central city heritage buildings. HPC understands there may be a need for flexibility in the management of this fund and if there is a delay in a draw down, the funds might be diverted for the C.C.C.'s own heritage buildings.

We note “Heritage Week is held annually” has been a “Deleted measure”. HPC considers that Heritage Week should be held annually as it has in the past and requests the C.C.C. continue to do so. The production of the reports allows the Community to provide feedback ranging from “great” and “not quite there” which allows the event to be fine tuned.

	Heritage education, advocacy and advice	Maintain the sense of place by conserving the city's heritage places.	New target [4]	Heritage strategy (policy / charter) confirmed by Council.			
			Provide advice as required in a timely manner – within 10 working days for consents.	Provide advice as required in a timely manner – within 10 working days for consents.	Provide advice as required in a timely manner – within 10 working days for consents.	Provide advice as required in a timely manner – within 10 working days for consents.	Provide advice as required in a timely manner – within 10 working days for consents.
		Support the conservation and enhancement of the city's heritage places	100% [All grants meet Heritage Incentives Grants policy and guidelines]	100% of approved grant applications are allocated in accordance with the policy.	100% of approved grant applications are allocated in accordance with the policy.	100% of approved grant applications are allocated in accordance with the policy.	100% of approved grant applications are allocated in accordance with the policy.
		Heritage week is held annually	Heritage week is held	Deleted measure [5]			

[4] New target for maintaining a sense of place by conserving the city's heritage places	
[5] Deleted measure to hold heritage week annually	To provide greater visibility of critical KPIs, and reduce unnecessary reporting and information

HPC has submitted in the past that the C.C.C. should be more proactive in the marketing and the PR Messaging of the City's heritage. These are OUR stories and we should be proud of them! Acknowledging our Heritage Buildings and their stories gives credibility and integrity to our City's branding and messaging. They are a living part of our identity.

“Expressions of Interest” (EOI) being sought for the following C.C.C. heritage buildings

Expressions of Interest being conducted by a commercial tendering process

- Old Municipal Chambers (Our City O-Tautahi)
- Thomas Edmonds Band Rotunda
- Thomas Edmonds Pavilion (currently being repaired)
- Robert McDougall Art Gallery

Community Boards overseeing the slightly looser tendering process on the following Scheduled Heritage Buildings

- ❖ Former Lyttelton Borough Council Stables
- ❖ Kukupa Hostel
- ❖ Little River Coronation Library
- ❖ Yew Cottage
- ❖ Belfast School Master's House
- ❖ Kapuatohe Cottage
- ❖ Mona Vale Bath House
- ❖ Chokebore Lodge
- ❖ Sextons House, Barbadoes Cemetery
- ❖ Bangor Street No.3 Pump House
- ❖ Coronation Hall
- ❖ Second World War Bunkers/Cracroft Cavern
- ❖ Sign of the Takahe

HPC attended a briefing where we were informed that any submissions advocating Community use would be equally considered along with any commercial proposals.

In addition we were informed a report on the EOI would be prepared for the Councillors when they are deliberating on the LTP.

HPC has concerns about the process adopted and its execution. HPC concludes the process has not been fully resolved and means it is almost predetermined to elicit a commercial solution probably based on a Private Public Partnership relationship or less likely, a sale of the building. (This applies especially to the four heritage buildings in the CBD.)

HPC considers that the process has been overly secretive and that the Residents and Community Groups could have been involved earlier.

HPC considers the process an impediment to most community groups or individuals and commercial entity's partaking in the process.

- A. HPC to make an EOI submission on the Municipal Chamber had to: (CCC Staff advice was for us to make a Submission)
 - 1. Register on "Real Me".
 - 2. Register as a C.C.C. Supplier.
 - 3. Supply 4 copies of the Tender Document and a USB memory stick for a 12.00pm Tendering deadline.
 - 4. The document concerned was a Tender Document and not designed for Consultation or Engagement.
- B. HPC would like to draw the attention the Councillors attention to the following:

(The CCC) SIGNIFICANCE & ENGAGEMENT POLICY

"... A decision to transfer the ownership or control of a strategic asset cannot be made unless it is explicitly provided for in the Council's Long Term Plan (LTP) and the public is consulted through the Special Consultative Procedure (SCP). ..."

HPC cannot find any explicit reference to the EOI Process or explicit reference to the specific Heritage Buildings in the LTP documents.

Accordingly, HPC is unsure of the status of Staff EOI Report to the Councillors as the Residents and Community Groups will not be able to Submit on any recommendations on changes that may be contained within it. The Staff report is not one resulting from a formal Consultation.

HPC considers that since the Sign of the Takahe operated as a commercial building it might have been included with the Buildings where a "full" commercial tender was sought.

HPC has submitted on the following in the EOI for the "Community" Heritage Buildings

Historic Places Canterbury does not at present have any actual use for any of the 13 community buildings, nor are we in a position to take the initiative in partially or fully funding restoration or repair. That does not rule out the possibility that we might be able to assist another organisation.

However as a group with a major interest in heritage and the local branch of a national non-governmental heritage organisation, Historic Places Aotearoa, we do have a very keen interest in the fate of these buildings.

Given that we are not ourselves proposing to use any of the buildings the format of your on-line register of interest does not seem appropriate. However, as a group we are concerned to see that demolition is being considered as an option for the community buildings, albeit as a least preferred arrangement. HPC strongly believes that these buildings should be retained in public ownership. Ideally we would like to see some of these buildings regularly accessible to the public: for example a horse racing museum at Chokebore Lodge (clearly such an option would require the support of the racing industry); a display relating to the history of Pumping Stations at the Bangor St Pump station (which would be an excellent asset as part of the potential city to sea park); a display on the history of the buildings and gardens of Mona Vale in the Mona Vale Bath House (with a structural glass floor over the pool so that it remains visible.) Such ideas are likely to remain aspirational in the current financial situation faced by the Council post-earthquake. Failing these sorts of clear public uses, we consider lease to a community group is generally preferable to a commercial lease, unless the commercial lease is for a use which would allow public access e.g. a coffee vendor at the Pumping station, or a restaurant in one of the larger buildings. HPC recognises that a commercial lease may be the most viable option for many of these buildings in the medium term and that need not preclude

the possibility of greater public use at some later stage. Any lease, whether commercial or to community groups, needs to contain appropriate terms to protect the heritage fabric of the building.

Of the least preferred arrangements, sale with a protective covenant would be the most acceptable of the options, however as already stated, HPC believes that these buildings should all stay in council ownership, even if one of the preferred arrangements does not eventuate from the process you are currently undertaking. We believe it would be unfortunate if hasty decisions were made to divest the council of heritage assets because of financial difficulties following the earthquakes. Repairs to the least damaged buildings could be put on hold until income streams from buildings which have already been repaired generate enough funds to allow the commencement of work on other buildings, or alternative sources of funding can be found.

Thomas Edmonds Band Rotunda and Thomas Edmonds Pavilion (currently being repaired):

These buildings are part of Edmonds grateful gift to the City and HPC requests the Councillors respect this magnificent bequest. HPC submits that these be retained for public use, as they were originally intended.

Bangor St Pump House No 3:

HPC notes for the Bangor St Pump House No 3 we submitted that it be made secure and watertight. HPCV submits that the CCC ensure that in preparation of Master /Regeneration Plan of the Red Zone incorporating the Avon Loop the Bangor Pump House be included as a Heritage “marker” signifying that a thriving community existed till its disestablishment in the aftermath of the Earthquakes. HPC request that any possible uses will be determined in response to the Master /Regeneration Plan.

Robert Mc Dougall Art Gallery:

HPC wished to draw attention to the Councillors the following:

Long Term Plan 2018-28 Service Plan for Canterbury and Akaroa Museums

“The Canterbury Museum is located in the central city of Christchurch. ...

The museum needs a major upgrade to its buildings and services, including the retro-fitting of base isolation. This is expected to take place early in the 2018-28 LTP period to avoid the threat of closure due to non-compliant and failing aspects of the present buildings. Redevelopment of the museum on its central city site includes the addition of the spaces formerly occupied by the Robert McDougall Art Gallery.”

HPC Submits the above appears not to be aligned with the EOI process.

HPC submits that the Robert McDougall was gifted as an Art Gallery to the City and as such should continue as its role as a Gallery. HPC requests serious consideration be given for it to be used as a secondary exhibition space for the current Christchurch Art Gallery.

HPC approves of the provision in the LTP for it to be strengthened.

Keeping it as a functioning Art Gallery is in keeping with the ICOMOS Charter:

“ 8. Use

The conservation of a place of cultural heritage value is usually facilitated by the place serving a useful purpose.

Where the use of a place is integral to its cultural heritage value, that use should be retained.

Where a change of use is proposed, the new use should be compatible with the cultural heritage value of the place, and should have little or no adverse effect on the cultural heritage value. “

Canterbury Museum:

HPC Submits that before any CCC Capital Fundings are released to the Canterbury Museum, the proposed redevelopment should have been through a meaningful Public Consultation which should be signed off by the Council.

HPC would like to remind the Council that according to the Environment Court decision in Canterbury Museum Trust Board v. Christchurch City Council, the Museum is bound to consult with the parties to the decision , including The Christchurch Civic Trust.

Christchurch Town Hall:

HPC fully the Town Hall rebuild. This is an important civic amenity, widely used by the community prior to the earthquakes. It is an important building which has been recognised internationally as one of the top 10 concert halls in the world for its acoustics

Old Municipal Chambers (Our City O-Tautahi)

HPC requests that the Council repair / restore the Old Municipal Chambers (Our City O-Tautahi) and operate as an updated Our City O-Tautahi which operated as a very successful Community Venue and Exhibition Space before the Earthquakes.

HPC understands that there maybe a reluctance to adopt this measure when one considers the cost of repair/restoration.

HPC would like to remind the Councillors:

- a) Operating on the Our City model it allowed public access whilst being used for Public and Private Hire. This fulfils the ICMOS Charter Clause 8 cited above. The Residents and Tourist can have access during the downtime and it fulfils its original role as a Public Building.
- b) It is the sole Civic building the Council has built for itself and making it unavailable due to leasing it out for private commercial use e.g. for offices, would exclude public access
- c) It is on a prominent site connecting the Cathedral (soon to be under repair) and the Museum / Arts Centre and its restoration/ repair should be a priority as it is will be perceived to be part of the CBD regeneration.
- d) As a Venue its operating expenses were low and one person could run it after hours. (HPC would like to see a CCC plan detailing what affordable venues are available for Community use in CBD. Whilst Tūranga Knowledge Centre might plan for Meeting Room community use however it is new building and as such the hire will reflect its cost unless the CCC chooses to subsidise its use.)
- e) “Affordable” Exhibitions such as “Women in the Council Chamber”, “Henry James Nicholas VC”, Avon River History reinforced the importance of our History and Heritage. In the Our City O-Tautahi building.

HPC was perturbed to read the following:

8. Are there any significant negative effects that this activity will create?

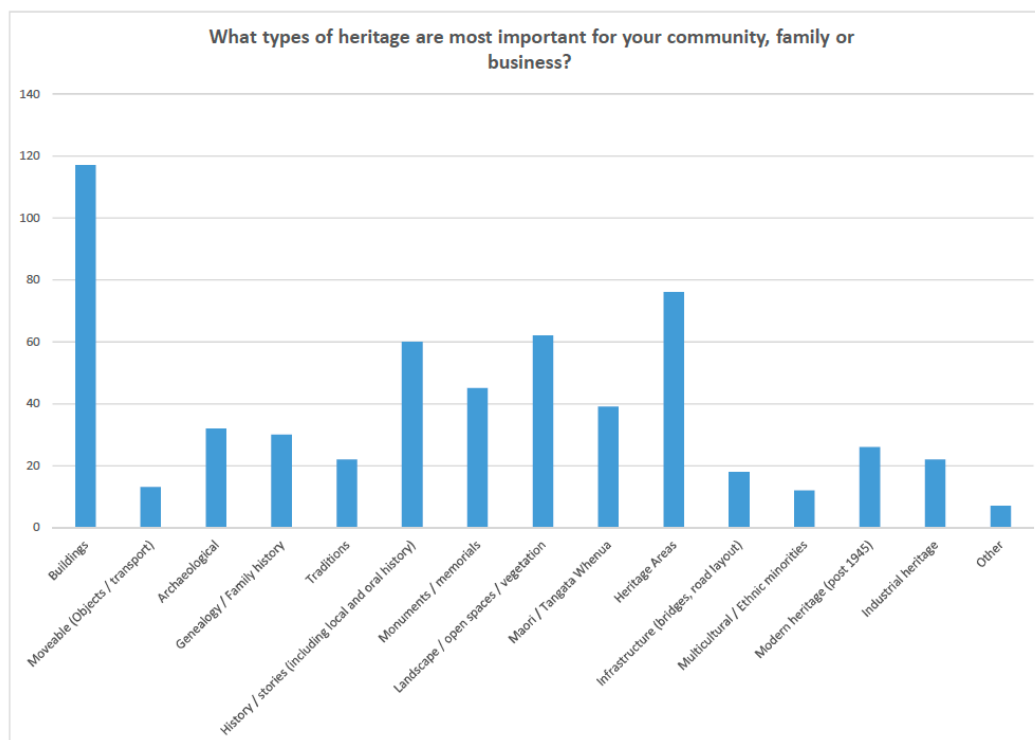
Effect	Mitigation
Negative public response associated to Council ability to fund post-earthquake repairs to heritage buildings.	Explore alternative, ownership, funding and building utilisation opportunities

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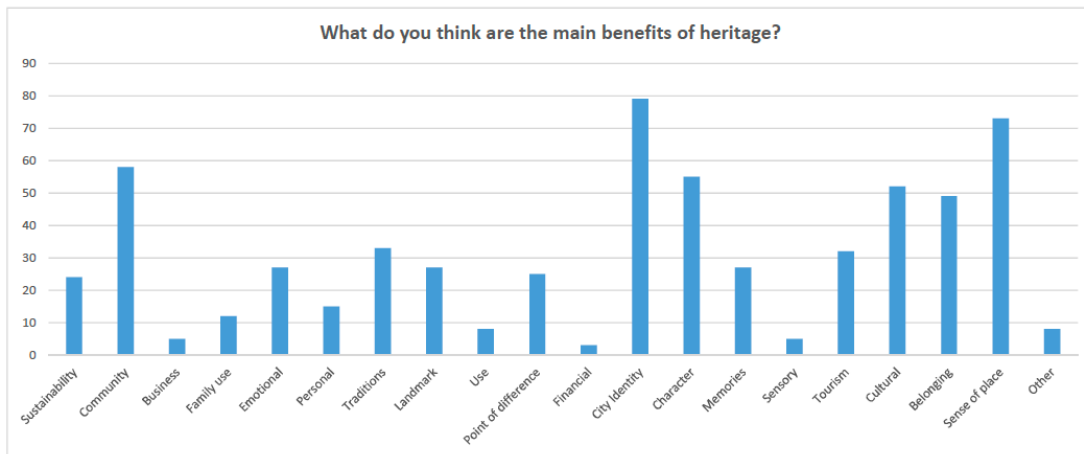
HPC requests the Councillors consider that it was firstly the Heritage Buildings such as the Arts Centre, Isaac Theatre Royal, OGB and Heritage Christchurch, the Canterbury and Christchurch Clubs, New Regent Street that led the CBD regeneration after the earthquakes.

HPC requests that any exploration of alternative ownership, funding and building utilization be conducted on a case by case basis with full transparent consultation and engagement with individuals and community who are its stakeholders.

HPC requests the Councillors consider the following graphs taken from the CCC's own: "The future of heritage in Christchurch and Banks Peninsula – survey results"



2. Why do you value heritage?



Historic Places Canterbury submits that the Christchurch City Council as well as recognising Heritage's cultural importance to the Community should also approach Heritage as a generator contributing to a Prosperous Economy. The CCC, Historic Places Canterbury submits, should target Historic /Character buildings as generators of economic prosperity contributing back into the community rather than as a cost.

Donovan Rypkema (an American Economist specializing in Heritage Buildings) has provided the following information on Heritage's economic contribution.

In Norway only 6% to 10% of money spent by heritage visitors is spent at the historic site itself.



Visitors be attracted to visit the heritage site will spend 90-94% of their money on the surrounding businesses.



**In Virginia Heritage Visitors:
Stay Longer
Visit twice as many places
Spend 2 ½ Times as much money per trip
Than do non-heritage visitors**



NORWAY

Historic Rehabilitation

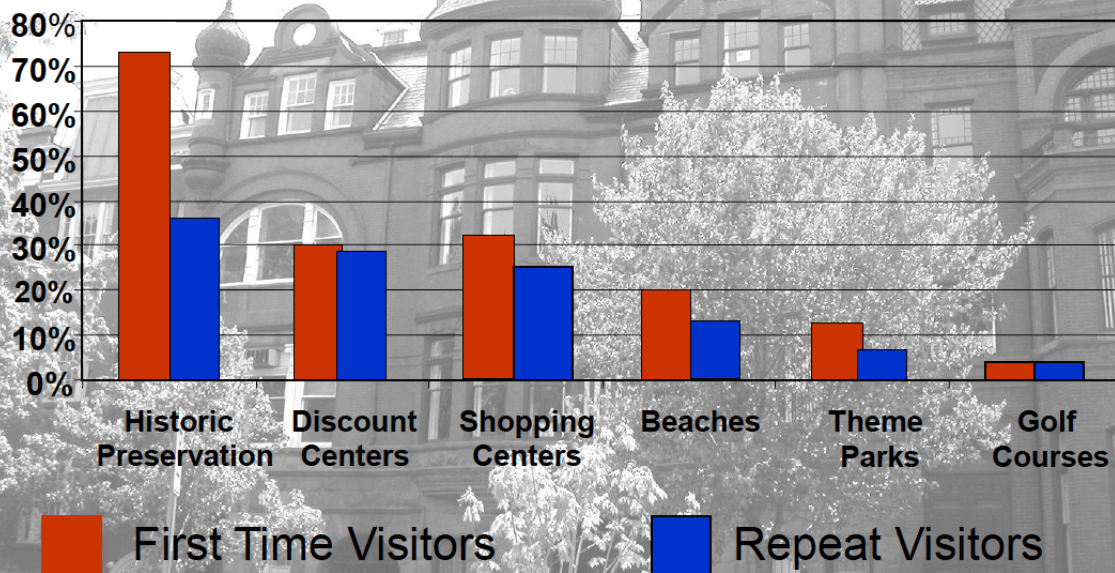
16.5% more jobs than
New Construction

Heritage Tourism

1. Fast growing
2. Integrated
3. Greater economic impact
4. Only 6-10% of spending at site
5. Entry level jobs
6. Move from informal sector



What Visitors to Virginia Come to See



Short Fall in funding for the repair of the CCC Heritage Buildings:

HPC is politically realistic and understands the shortfall is the result of the prioritization of resources by the Councillors. This is the one of the roles of Councillors, to prioritize resources and spending in a way that is acceptable to the Christchurch Residents and Voters.

HPC requests that the Councillors actively manage this budgetary process and not adopt a short term measure resulting in C.C.C. owned heritage buildings being removed from public use and access due to private commercial agreements.

HPC would not normally offer but advice to Councillors on this process however:

Often projects can be delayed or the execution is beyond the capacity of the Construction Industry to fulfil in the year that funds are set aside so the funds could be used for heritage. The CCC might wish to ensure that it's agencies concentrate on marketing and promoting the CBD and grow the rate base in the CBD and especially the East (Residential Frame) and develop land that is currently being passively used.

Mayor and Councillors "Thank You" for allowing this Submission from Historic Places Canterbury .

I wish to be heard in support of my submission.

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