
MCLEAN'S MANSION PROJECT PROGRESS



McLean's Mansion Upstairs where chimney brickwork has been completely removed

The Mansion repair and refurbishment is progressing well. Since the new Trustees acquired the building in August 2018 the focus has been on making the building safe and secure. Security is now in place to deter vandalism and points of ingress have been covered up. The Mansion is now watertight with roof repairs carried out where lead flashings had been removed. The interior has been cleaned out of existing dilapidated commercial furniture and equipment from previous use.

The Trust has employed a full time Project Director, Richard Herdman, who had been an integral part of the Council heritage buildings' programme. One of his early tasks was to coordinate the removal of plaster and trim to expose the structure of the building and in turn gain a comprehensive understanding of the existing construction. The trim and plaster mouldings have been catalogued and retained on site for eventual repair, replication and reinstatement. A substantial steel structural system was revealed that carries the dead loads of the building. Work has been completed on stabilizing the building by removing the brick fireplaces which had sustained damage in the earthquake sequences. Removed bricks that are



Retrieved plaster features

intact have been retained and stored for potential reuse.

The Council have provided a generous grant of 1.934 million dollars for the early stages of the project. In return a Heritage Covenant has been lodged on the title of the building. The next phase of work will involve a Building Consent application for the total strengthening and foundation remediation of the Mansion to an anticipated 100% of the NBS standard. This work will also be subject to a Heritage Works Plan. A Conservation Plan funded by a Lottery Environment and Heritage grant will also provide assistance in direction in the preparation of the Heritage Works Plan. By the end of the year it is expected that the majority of first phase repair and strengthening work will be completed.

The Civic Trust Board has provided three of the four new Trustees for the McLean's Mansion Charitable Trust. In addition, the Civic Trust has a dedicated subcommittee tasked with fund raising and publicity for the Mansion. There is also a Friends of the Mansion group that has been active in tidying up the grounds. There will be open days in October for the public to see the progress up to that stage. More funds are needed to achieve the vision for the Mansion. Some of this will come from applications to funding bodies. Commercial sponsorship and donations from the public are also important as this will show the support of the community. The Mansion

has been in private and governmental hands for all of its life. This is a wonderful opportunity to bring the Mansion into the public realm.

Tim Hogan

Mc Lean's Mansion Trust Trustee

Report from the Christchurch Civic Trust McLean's Mansion Fundraising Subcommittee

Since its formation in September 2018 this group has been working to assist the McLean's Mansion Charitable Trust with fundraising for the restoration. Regular meetings have been held and a number of initiatives developed including: requests for funds from major donors (eg the David Ellison Trust), the production of a four page HELP SAVE MCLEAN'S MANSION pamphlet which was posted to members late last year, the production of a number of MM souvenir items: SAVING MCLEAN'S MANSION T-shirt, MCLEAN'S MANSION Christchurch NZ greetings card pack, RESTORING MCLEAN'S MANSION bumper sticker, MCLEAN'S MANSION: I'M SUPPORTING RESTORATION fridge magnet. These items will soon be available from an online sales page on the McLean's Mansion website:- www.mcleansmansion.nz Although we were disappointed at the last minute postponement of the Open Days, the fundraising group was delighted with the response of people who came by the gates on Saturday and Sunday, about 500 over the two days, including a number who knew about the postponement. Our McLean's Mansion souvenir items proved popular, which bodes well for community buy-in at the actual McLean's Mansion Open Days during Heritage Festival in October.

Further major donor applications are planned and events such as a supporter's 'Karma Keg' fundraiser at the Moon Under Water pub in Somerfield later in the year .



Visitors at the Open Day on 2 March

Any offers of help to assist with fundraising for the restoration of McLean's Mansion are welcome. If there is a Civic Trust member who would like to become our Minutes Secretary we would be delighted: please let me know.

Ross Gray

Convenor: Civic Trust McLean's Mansion
Fundraising Subcommittee
Ph 021 206 3620

Comment

The tragic events of the past few weeks have highlighted the role that Hagley Park plays as a 'public commons' of Christchurch. As with the earthquakes Hagley became a place of refuge and then a space to remember as a community. Hagley Park truly is part of the heart and wairua of Christchurch.

In the meantime we must always be

watching council's management of Hagley. This year the number of games at the oval exceeded the Environment Court rules as did the number of days the oval was fenced off from public use. The number of events needing to exclude the public is also a concern, particularly as many of these are R18 or sponsored by liquor companies. The polo events fenced and occupied large areas of the park and council monitoring of them re-vehicles under tree-lines etc was not much in evidence. This monitoring should be a cost to event organisers and not council. There does not seem to be a good reason for council not to be more active in this area.

All these matters will be followed up at the next Hagley Park Reference Group meeting where I hope for an outbreak of accountability from Council staff.

Martin Meehan
Hands off Hagley

Hospital and Hagley Park Vehicle Parking Dilemmas

It must be a concern that there is undersupply of vehicle parking spaces serving Christchurch Hospital and Hagley Park. Existing scheduled public bus transport does not provide a comprehensive answer to ameliorate this long-standing issue. It is a safety matter particularly for female staff changing their shifts during the hours of darkness as there is insufficient on-site reserved vehicle parking spaces. Friends and relatives visiting patients are also a vital part of the therapeutic processes for healing but poor access discourages visits.

After the March 15th terror attack on Christchurch Mosques people took to parking their cars on the unprotected grass berm on Riccarton Avenue opposite the hospital, with the City Council initially lenient until enforcement resumed on the 8th April.

Responsibility and Reluctance

Just whose responsibility is it for the provision of vehicle parking sufficient to meet hospital needs or to provide vehicle parking for those converging on Hagley Park for recreation and sports? Why has the private sector been so reluctant to invest in parking infrastructure?

The inviting green swathes and encircling mature trees of South and North Hagley Park have long been considered by some people as space to accommodate vehicle parking temporarily for big events or even permanently as a measure to help solve the chronic shortage of vehicle parking for users of the park. It is so much cheaper to use “the commons” than it is to acquire adjacent land held in private ownership. The return on such investment is poor by comparison with other income generating uses, hence there is little appetite for private vehicle parking.

The District Plan

Post the 2011 earthquakes, the Christchurch District Plan was reviewed by a government appointed Independent District Hearings Panel as a matter of urgency. Submissions were made by Hands Off Hagley Inc. concerning the need for protecting Hagley Park’s trees from damage to their root zones. Vehicles moving and parking under the tree drip lines compact the soil which causes stress to the trees. Evidence presented was compelling.

The Panel wrote into the revised District Plan specific clauses prohibiting vehicle parking within the dripline of trees in Hagley Park except where formed parking areas already existed. The Hagley Park Management Plan stipulates that no additional formal vehicle parking areas be created within the bounds of the park.

The Christchurch City Council ceased issuing permission for public parking within the park in association with large events. Nevertheless, vehicles associated with setting up for such events tend to park under the trees in defiance of the rules which are less than vigorously enforced. Even police cars park in the shade.

The City Council did move to restrict vehicles from being able to park on the roadside berms around the park’s perimeter, including fencing Little Hagley Park.

Cricket authorities decided not to use the Polo Grounds in South Hagley Park for vehicle parking even though the Environment Court had allowed it for big cricket events, albeit with strict conditions. Other groups who use the Polo Grounds, particularly as a hub for school sports, can be thankful for cricket’s change of heart. It avoids disruption to other regular sports programmes that are assigned to that area.

There is further development taking place in the vicinity of Hospital Corner, notably

the Metro Sports Centre project. That facility will have off-street vehicle parking to serve its clientele. The design does not include boosting parking spaces to help alleviate the general shortage near the hospital. Clearly the design brief did not consider that option.

Resource Consents

Individual projects apply for resource consents. Each seems to be dealt with in isolation. There is no requirement to contribute to the alleviation of historical neighbourhood parking issues and apparently no thought or inducement to make that happen. Consents may require parking provision on site to cater for some of the demand which that site's activities generate.

In due course the CDHB will replace its demolished multi-storey carpark but the replacement will not be on the former site as it is earmarked for other hospital purposes. An alternative site is yet to be secured and clearly a substantial parking building will not be a reality by 2020 as intended. Scarce funds have been applied to other higher priority hospital projects.

The Hospital Shuttle Buses

As a temporary accessibility fix, small shuttle buses did link the hospital with \$5 non time restricted vehicle parking in vacant land off Deans Avenue, then switched to a shuttle bus service between the hospital and the Lichfield Street Car Park building. There are now more off street vehicle parking spaces in the central city than before the earthquakes.

Central City Free Shuttle Buses

The return of the pre earthquake free shuttle bus type services in the central city is needed to facilitate intra CBD accessibility and comparison retail shopping. Not all citizens are keen or able to walk for more than 10 minutes or can ride the new electric scooters while carrying their shopping

bags. The A&E department at the hospital does not need more ACC fracture presentations. It therefore makes sense to link more inner city parking buildings by shuttle services to the hospital and to other key central city attractions.

An inner City Orbiter and Perimeter Shuttle Bus for Hagley Park?

Let us consider providing frequent shuttle bus services around the perimeter of Hagley Park as part of an inner city orbiter ring. It would enable users of Hagley Park, the Hospital, the Metro Sports Centre and adjacent schools/colleges, to approach from any direction, find a vehicle parking space close to the park's perimeter, and hop on hop off the orbiter shuttle to reach their intended destination. This is a park and ride type solution that brings into play the extensive on street vehicle parking capacity throughout the central city. When large scale events take place within either North or South Hagley Park, the frequency of the orbiter shuttle could be increased to cater for the spike in demand.

It would be a simple matter to integrate an inner city shuttle bus orbiter service with a return of commuter main line rail passenger services for Christchurch.

An inner city shuttle bus orbiter service would provide further interchange capability with other radial bus routes without necessarily having to travel via the central city bus interchange. An inner city orbiter bus service would be welcomed by residents being encouraged to boost central city living numbers.

The present orbiter bus ring interconnects the existing suburban shopping malls. An inner city shuttle bus orbiter would serve central city precincts helping redress the accessibility and affordability imbalance between suburban malls and central city businesses.



Possible Inner City Orbiter Route

Politics

Cooperation between the CHBD and the City Council in the provision of an inner city orbiter shuttle bus service might help resolve the vexatious vehicle parking dilemma, at the same time improving inner city accessibility for everybody and lessening the harmful pressures on our listed heritage asset that is Hagley Park.

It is the type of solution that an independent public transport authority with a mandate to plan long-term would likely implement. But would ECAN and the City be willing to yield power to such an authority charged with planning for and implementing public transport on a long-term basis?

Chris Kissling.
Chair
Christchurch Civic Trust

New Members

We welcome the following new members:
Lee and Philip Trusttun, Murray and Heather Conibear, Janet Eales, Alison Grigg, Lachlan Munro, Erica D.Stewart.

Volunteers for Nurses' Memorial Chapel Open Days

The Friends of the Christchurch Nurses' Memorial Chapel are seeking volunteers to assist on open days at the restored and recently reopened Nurses' Memorial Chapel in Riccarton Avenue.

Currently, the Chapel is open on one day at the weekend – usually Sunday for 3 hours, and at other times by request. Ideally, the Friends would like to open the Chapel on both Saturday and Sunday (3 hours each day) and at least one afternoon during the week initially.

An orientation is planned for the rostered volunteers, who will be working in pairs. If you are interested in offering to assist at a time suitable for you, would you kindly contact: Robyn Bisset E-mail: rolrexbisset23@gmail.com

Anne Dingwall

All members and friends are cordially invited to attend our

ANNUAL GENERAL MEETING

On Thursday 30 May
at

The WEA Centre

52 Gloucester St

Light refreshments will commence at

5.30 pm

followed by the meeting at 6pm.

Guest speaker: Dave Hinman

ICON and the Civic Trust

For many years the Civic Trust has worked and collaborated with the Inner City West Neighbourhood Association ICON and recently developed a closer relationship with this group and invited ICON representatives to attend board meetings where ICON is now an agenda item.

The reason for this closer alliance is that ICON has been unable to maintain a full complement at committee level and as it is currently reviewing its future, needs some support.

ICON was originally formed as a local residents' group, in fact one of the earliest, and until 1994, when it became an incorporated society, was known as Inner City Operation Neighbourhood.

The relationship with ICON goes back to this time and the Civic Trust supported ICON in many environmental appeals and vice versa. Among the most prominent have been projects such as: Gloucester Towers, The Normal School, and issues concerning Victoria St height restrictions, Christchurch Arts Centre governance and Hagley Park cricket oval.

The ICON area which is bounded by Cambridge Tce in the South, Durham and Victoria Sts in the East, Rolleston Ave and Park Tce to the West and Bealey Ave to the North also incorporates the most important heritage precinct in the city. For the Civic Trust it is one of the defining precincts of Christchurch and it is important that ICON's identity continues to survive.

Report from the Heritage, Urban Design and Resource Management Subcommittee

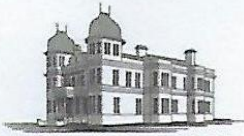
During 2018 we had input into a number of workshops which were at the core of the development of a comprehensive Christchurch City Council / Ngai Tahu

Heritage Strategy document called "Our Heritage, Our Taonga: Heritage Strategy 2019 – 2029 He tātai muka, He tātai tangata Weave together the strands; Weave together the people." It is a community and organisation-based response to the enormous loss of heritage post-earthquakes (which included the demolition of approximately 250 heritage buildings) and its theme is the weaving together of bi- and multi-cultural stories in Christchurch and Banks Peninsula. These stories relate to tangible and intangible heritage, ranging from important buildings to family histories. Its grass roots approach has resulted in what will be a pioneering piece of heritage strategy, an excellent possible template for other New Zealand cities and regions. The 72 page document can be viewed online at the CCC website and printed copies are available at council offices.

Members of the subcommittee have also attended several meetings at the invitation of the CCC urban design group spearheading the Cathedral Square improvements, with work about to begin on stages 1 to 3 in the South East and West quadrants of The Square. The main focus is on paving, including the use of the Maori poutama pattern, lighting and planting. These improvements represent the City Council's part-share of what had been a highly ambitious (and costly) Regenerate Christchurch concept plan for The Square. We were strongly critical of the first version of the concept, released in mid-2017, because it totally disregarded the heritage significance of the city's premier civic space. We were more supportive of a second draft in 2018, but felt that the heritage status of Christ Church Cathedral was still not being adequately respected. It's been stated that the forthcoming upgrade will at some future date mesh with the more comprehensive Square redesign once the cathedral restoration has been advanced sufficiently. The subcommittee recently responded to CCC public

consultation on the proposed canopy of the Aotea Gift Centre building, designed by Shigeru Ban and Warren and Mahoney, at 9 Cathedral Square. We objected to the extreme and unprecedented intrusion of the building's integrated 10m high x 6.9m wide canopy and very large support structures into the Scheduled Highly Significant Heritage space of Cathedral Square. A written submission was produced and a

deputation made to the City Council Infrastructure, Transport and Environment Committee. Our argument for the reduction in size of the canopy, which will also encroach on the growth of the row of three lime trees in close proximity to the structure, was echoed by that of Historic Places Canterbury and several individuals.
Ross Gray
 Convenor




McLEANS MANSION
CHARITABLE TRUST

WE NEED YOUR SUPPORT

Please donate at www.mcleansmansion.nz


A Sales Page for purchase of McLean's Mansion souvenir items has been set up on the McLean's Mansion website www.mcleansmansion.nz Items will be available to purchase for cash or by direct deposit into the MMCT bank account (Kiwibank a/c 38 9019 0689849 00) at the **Civic Trust AGM on May 30, 2019**. The items and prices are shown below. By buying directly at the AGM you will save on P&P and it will entail less work for Sandra Shaw, Civic Trust member, who has kindly volunteered to handle sales. Thank you for your support.



RESTORING McLEAN'S MANSION
www.mcleansmansion.nz


Bumper sticker
80mm x 450mm
\$5.00

front



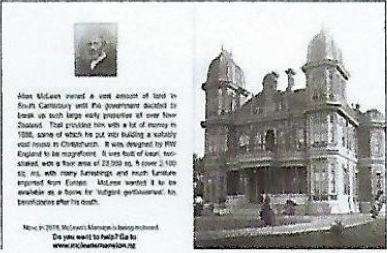
McLEAN'S MANSION
I'M SUPPORTING RESTORATION
information/donations at
www.mcleansmansion.nz

Fridge magnet
90mm x 55mm
\$5.00



SAVING McLEAN'S MANSION

T-shirt
Sizes: S M L XL XXL
\$35.00



Alan McLean inherited a vast amount of land in South Canterbury and the government decided to lease to him large areas of pasture all over New Zealand. This provided him with a lot of money in 1850, some of which he put into building a superbly well made house in Christchurch. It was designed by Peter England to be magnificent. It was built of local limestone, with a floor area of 22,000 sq. ft. It was 2,100 sq. m, with many carvings, and much furniture imported from Europe. McLean wanted it to be available as a home for his wife and children after his death.

New in 2019, McLean's Mansion is unimpaired.
Do you want to help? Go to www.mcleansmansion.nz

Greeting card + envelope
blank interior **\$10.00** pack of 8

Also available is **City and Peninsula**, a 200 page profusely illustrated account of historic places of Christchurch and Banks Peninsula – many demolished and a number restored or in the process of restoration. Published by the Christchurch and Akaroa Civic Trusts
\$40.00 A collector's item!

The views expressed in this publication are not necessarily those of the Civic Trust

