

# Civic Trust News Update

## Buildings under threat

### **Christ's College Property Flowers House, Rolleston Avenue**

The Civic Trust made a submission to the City Council Hearing Commission to support the retention of the House Master's house and to ensure that aspects of the present building will be incorporated in the new building. The Commissioner agreed that he had jurisdiction to impose conditions of that sort, though the house maybe shifted on to the corner of Gloucester Street. A decision is awaited.

### **Cashel Chambers Old Farmers' Co-op building, Cashel St**

Ian Clark reported that the owner of the large complex, Simon Henry, has a contract with the Inland Revenue Department to provide them with a new building on at least some of the site. Mr Henry requested a meeting with the Trust to discuss options, where it was hoped that retention

of all or most of the site could be achieved. Unfortunately this meeting did not eventuate.

Meanwhile the Minister of Arts, Culture and Heritage, Helen Clark, put out a ministerial policy directive that government departments which own historic buildings should abide by a "best practice" approach in managing them. Helen Clark said "It is important that the Government is seen to lead by example in the way it cares for its heritage. It is important for us and for future generations, that government departments maintain these properties to a suitable standard and ensure that their decisions about disposal and future use of the properties take into account their heritage values."

It is hoped that following this Prime Ministerial press release, the Inland Revenue Department may be obliged to consider the heritage value of this site.

The hearing for the proposed demolition is on May 31 and June 1 and the Trust will be speaking to its submission in opposition, along with the Historic Places Trust and the Heritage Trust.

### **Leinster House**

The Civic Trust has lodged a submission opposing the removal of this historic house from Merivale to a site 2 Km away. We had hoped the Council would place a Heritage Order on the building especially as the local community was prepared to subscribe substantial funds towards the cost.

Sadly, on the mayoral casting vote, the proposal was lost as was a second attempt on 27<sup>th</sup> May.

The Resource Consent hearing for the removal will be held on June 2-3. The Historic Places Trust, Heritage Trust, and Civic Trust will be speaking to their submissions.

# The Long Term Council Community Plan (Ltccp) for Christchurch City

Under the Local Government Act 2002, District Councils and Regional Councils are each required to produce a Long Term Council Community Plan (LTCCP) to formulate desired outcomes for achievement over recurrent periods of 10 years, relating to the social, economic, environmental and cultural wellbeing of the community. In preparing a LTCCP consideration has to be given to how community outcomes relate to other key strategic planning documents or processes.

The Christchurch City Council released its own substantial LTCCP on 5 April 2002 and invited comments to be submitted by the following 6 May. In response to that invitation, the Christchurch Civic Trust made the following key points:

- the enhancement of the liveability of a city through the creation of an enjoyable living environment is likely to strengthen and support its economic vitality;
- the liveability of Christchurch, in the broad sense, will be affected by the relationships between the urban form and the surrounding landscape within which it is located;
- a long-term Urban Development Strategy for greater Christchurch, now being formulated by the City Council in collaboration with adjoining district councils and ECan, will thus have an important role to play and therefore deserves substantive mention in the LTCCP;
- the liveability of Christchurch would be enhanced by strengthening its character as a predominantly low-rise city, with some carefully selected higher rise opportunities; an emphasis on a well designed and maintained hierarchy of public open spaces; and a low rise approach in and around heavily pedestrianised areas and open spaces of the central business area, other district centres and Hagley Park.
- a greater level of support for the retention and enhancement of our "historic heritage";
- the Central City Revitalisation Programme should also be adequately covered in the LTCCP;
- changes are required to the administration and management arrangements for City Council staff, so as to achieve better integration of overlapping functions e.g. Central City Revitalisation, on the one hand, and planning for the Living Zones within the 4 avenues, on the other hand;
- as a key Central City Revitalisation initiative, the City Council should investigate options for the adaptation of existing buildings as a means of providing for its future needs for larger and improved Council accommodation, along with the adjoining provision of new pedestrian-friendly spaces;
- a reduction in non-residential activities in the Living Zones within the 4 Avenues is needed to enhance the sense of security and confidence of residents in the medium and long-term viability of these areas as residential environments;
- there is a need for considerably more effective monitoring and compliance with City Plan rules and especially of imposed Resource Consent conditions, for which additional resource capacity is required;
- the Civic Trust considers that the budget allocation for a "flat water facility" is inappropriate at a time when other more fundamental infrastructural requirements are already straining the city's resources (e.g. sewage outfall). The conservation and enhancement of heritage sites should be given a higher priority; and
- In measuring the rate and quality of progress towards achieving assumed LTCCP programmes by means of performance measures for selected "indicators," careful consideration needs to be given to the availability of reliable data sources; human, financial and technical resource needs; and the programming of work required to complete the present LTCCP and future reviews.

The Trust is due to speak to its submission before the "Annual Plan Subcommittee" of the City Council in the No. 2 Committee Room, First Floor, Civic Offices on Wednesday, 9 June at 1.45pm. Members are most welcome to attend.

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