



PROPOSED RYMAN COMPREHENSIVE CARE RETIREMENT VILLAGE

BISHOP'S CHAPEL
100 PARK TERRACE, CHRISTCHURCH

TECHNICAL REPORT - HERITAGE
March 2020

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1 INTRODUCTION

Ryman Healthcare Limited ("Ryman") proposes to construct and operate a comprehensive care retirement village ("Proposed Village") at 100 Park Terrace and 20 Dorset Street ("Bishopspark site") and 78 Park Terrace ("Peterborough site"). The Bishopspark site and the Peterborough site are collectively referred to as "the Site" in this report.

This technical report is an assessment of the heritage effects of the Proposed Village to support the application for resource consent. It considers potential effects on the Bishop's Chapel located on the Bishopspark site.

The Bishop's Chapel was originally constructed as a private chapel for the Anglican Bishop of Christchurch and adjoined a larger building that had been constructed as a residence for the bishop. The former Bishop's residence and Chapel were retained when the Bishopspark site was developed into the Bishopspark retirement village in the 1980s. The former Bishop's residence was extensively damaged in the Canterbury earthquakes and was subsequently demolished. The Chapel was also damaged but survived. Ryman proposes to repair, restore and structurally upgrade the Bishop's Chapel and to integrate it into the Proposed Village.

The first section of the report includes a brief historic account of the Bishop's Chapel and provides a summary of its heritage values, based on an assessment undertaken by the Christchurch City Council. The second section of the report details the work required to structurally upgrade and restore the Chapel and assesses the impact of the proposed work on its heritage values. It also assesses the effects of the new Proposed Village buildings on the Chapel and its setting.

I am familiar with the site, having visited it on various occasions including 24 January, 20 November, 18 December 2019 and 11 February and 18 March 2020.

2 THE CHAPEL

2.1 History of the Chapel

The former Bishopscourt Chapel was designed by Cecil Wood and completed in 1927. It is the only neo-Georgian chapel in New Zealand. Originally part of the Anglican Bishop of Christchurch's residence, Bishopscourt Chapel was a place of personal worship for the Bishop and his family and was also used by him for intimate small-scale Anglican services.

When the Chapel became part of the Bishopspark retirement village in 1984 it continued to be used for services for the residents, visiting family and the local community.

While other Bishopscourts (Dunedin and Wellington) had internal chapels, Wood's small freestanding chapel, inspired by 18th century English precedent, was linked to the house by a pergola covered walkway. The simple exterior contrasts with the meticulously detailed interior of a space befitting the contemplative retreat of the Anglican Bishop of Christchurch and was well used by the residents of Bishopspark.

The former Bishopscourt residence and the chapel sustained significant structural damage during the Canterbury Earthquake Sequence. The former Bishopscourt residence was

demolished. The Chapel remains damaged and has been categorised as “earthquake prone”¹ under Section 133AE of the Building Act 2004 since 2011.

Further detail on the history of the former Bishopscourt residence and the Chapel is provided in a separate Heritage Assessment attached to this report as **Appendix A**.

2.2 Location of Item and Extent of Setting

The former Bishopscourt Chapel was constructed on land that was occupied by Bishopscourt, formerly the residence of the Anglican Bishop of Christchurch. The chapel was located directly to the east of the residence and connected by a covered way. After the residence was vacated by the bishop, the Bishopspark site was developed as a home for the elderly. A number of two-storied dwellings were then constructed with the former bishop's residence and the chapel both being incorporated into the retirement village. Although the residence was demolished following the Canterbury Earthquakes, the chapel remains on its original site.

The Bishopspark site has a frontage onto Park Terrace and secondary entrances onto Dorset Street to the north and Salisbury Street to the south. Cathedral Square is located approximately 1.1 kilometres to the south east. On the western side of Park Terrace is the Avon River and beyond that, the grounds of North Hagley Park. The area surrounding Bishopspark is predominantly residential with some private residences, multi-unit developments, accommodation for the elderly, a hotel and Cathedral Grammar School all in the vicinity.



Figure 1
The Bishop's Chapel circled in red, within context of immediate surrounds.
Source: Canterbury maps.

¹Letter, Robert Wright, Head of Building Consenting Christchurch to Heritage New Zealand Southern Regional Office, 27th May, 2019.

2.3 Architectural Style

The Chapel was designed in a simple 1926 Georgian Revival style, reminiscent of the country churches built in England during the reign of George III.

The 1920s and 1930s saw a revival of the Georgian style in New Zealand, characterised by rectangular footprints, pitched roofs with small eaves and proportionate, symmetrical facades with sashes and fanlights. The style drew on Georgian and English domestic influences, both of which were popular in the 1920s.

In tune with its architectural style, the Chapel is a rectangular building featuring a pitched slate roof with a central lantern, plastered walls and round headed classical windows. The interior is more elaborate with a vaulted wagon roof and panelled walls of black pine, coupled with decorative carvings and mouldings.

2.4 Layout of the Chapel

The chapel is single storied in height and oriented in an east/west direction with plan dimensions of approximately 10 x 6.5 metres. The entry doors are located at the western end and formerly opened onto a covered pergola which connected it to the bishop's residence. Along each side of the building are three windows with arched heads. In each end gable is a circular vent opening into the roof space.

Internally, at the eastern end of the building, opposite the entry doors was an altar located on a raised dais which has since been removed. Along each of the two side walls, facing each other across the width of the space are a pair of pews, the rear one raised slightly above the one in front. At the western end of the building, on each side of the entry door are two ornately carved seats, fixed in place.

2.5 Construction

The floor comprises tongue and groove boards running longitudinally. The original drawing shows the floor boards being fixed to 125 x 50 mm joists on bearers which are supported on concrete piles.

The walls of the chapel are approximately 254 mm thick and comprise solid unreinforced brick masonry on a concrete strip foundation. The external faces of the walls are plastered. Plaster quoins have been formed at the external corners and the moulded barges are also formed from plaster. The building has timber fascias and soffits with a row of dentils fixed below the soffit.

The roof structure comprises a series of timber trusses fabricated from 125 x 50 mm members overlaid with timber sarking. Externally, the roof is clad with slates. A timber vent crowned with lead cupola was located on the ridge, however, the cupola fell from the roof during the earthquakes, leaving the slates damaged in the process.

The entry doors at the western end of the building have timber stiles and rails with panels bordered with timber bolection mouldings. The windows along each side of the building have steel sashes and frames set into timber surrounds. The windows are glazed with obscure glass separated with lead comes.

Within the building the vaulted ceiling is gently curved and comprised plaster on timber laths. Shallow ribs have rope moulding detailing. The majority of the plaster ceiling collapsed in the earthquakes, leaving the laths in place.

The interior walls are timber panelled up to ceiling height culminating in a decorative cornice. The timber used is believed to be matai. The chapel is also notable for the carved chairs at either side of the entry doors. The original pews also remain in the chapel. An altar was present at the eastern end, although this is no longer in place.

2.6 Changes to the Place

The chapel essentially remains in its original form although some changes have occurred, particularly following the earthquakes. Changes known to have taken place include the following:

External Changes

Externally, an original roof ventilator has been removed, probably following the earthquakes. A covered way that formerly connected the chapel to the Bishop's residence is believed to have been removed when the Bishopspark site became a retirement village. A pergola that replaced the covered way was removed after the earthquakes to enable the installation of a series of steel braces to support the end walls.



Figure 2
Bishop's Chapel prior to the earthquakes. Note the roof ventilator and the pergola that connected the chapel with the Bishop's residence.

Internal Changes

Internally, since the earthquakes which saw the collapse of the plaster ceiling, the altar and some of the other fittings including the lectern have been removed. The pews which previously faced other across the aisle and panelled front pieces remain within the building.



Figure 3

Interior of chapel prior to earthquakes. Note vaulted ceiling, altar and lectern.

3 ASSESSMENT OF HERITAGE VALUES

3.1 Assessment Criteria

In the following section, the heritage values of the Chapel are assessed using the criteria in the Christchurch District Plan.

Historical and Social Significance

The residence for the Anglican Bishop of Christchurch, known as Bishopscourt, was designed in 1926 by the eminent Christchurch architect, Cecil Wood. The Chapel that survives today was designed by Wood for the private use of the bishop and his family. The Heritage New Zealand listing describes it as probably the only Georgian revival styled building of its type in New Zealand.

Cultural and Spiritual Significance

The chapel has cultural and spiritual significance as a consecrated chapel that served the Anglican bishops and their families since it was constructed in 1926. It was also the centre of Diocesan activities and events. When the chapel became part of Bishopspark retirement village in 1984, it continued to be used to provide religious services and other events for the residents, visiting family and the local community.

Architectural and Aesthetic Significance

The chapel is a simple rectangular building with a pitched slate roof and lantern while the walls feature simple classical detailing. The more elaborate interior has a vaulted plaster roof with refined detailing, meticulously classically detailed timber wall panels and carved, built-in pews. An oak alter designed for the chapel by Frederick Guernsey survives and is currently in storage.

Technological and Craftsmanship Significance

The chapel was built in the 1920s using construction techniques and materials typical of the period and is of technological and craftsmanship significance as it reveals these methods. The classically detailed interior is of a high standard of craftsmanship and the detail of the timber panelling and carving of New Zealand timber demonstrates Wood's confident accomplished understanding of classical architectural detail in a New Zealand building. Also of note are the vaulted plaster ceiling and the exterior detailing including plaster and timber work.

Contextual Significance

The setting of the chapel has changed over time, firstly when the site was reduced in size and modified with the development of Bishopspark in 1984 and secondly, with the demolition of the bishop's residence following the earthquakes. Nevertheless, the chapel retains contextual significance as the only built remnant of the complex that was the Anglican Bishopscourt. It is also one of a new diminished group of Cecil Wood buildings that survived the Canterbury earthquakes.

3.2 Statement of Significance

Christchurch was an Anglican settlement and the residence of the Bishop and the associated chapel are significant to the European story of settlement. The former Bishopscourt Chapel (1927) was designed by leading mid-twentieth century Christchurch architect, Cecil Wood, and is the only neo-Georgian chapel in New Zealand.

Its restrained classical exterior and richly detailed interior exemplify highly skilled craftsmanship and Wood's master of neo-Georgian detail. It is culturally and spiritually significant as the place of personal worship for the Anglican Bishop of Christchurch and his family from 1927 and the residents, family and local community of Bishopspark between 1984 and 2011.

4 HERITAGE LISTINGS

4.1 Christchurch City Council

Prior to the Canterbury earthquakes, Bishopspark/former bishop's residence and chapel and setting were listed as a Category 1 Historic Place in the Christchurch City Plan (no longer operative). With the demolition of the residence, the listing has been amended in the new Christchurch District Plan to read "Former Bishop's Chapel and Setting". The Bishop's Chapel is rated as "Highly Significant" which equates to the previous Category 1 listing. The setting extends around the four sides of the chapel as shown in the aerial photograph below.



Figure 4
Christchurch District Plan listing - Bishop's Chapel and setting.

4.2 Heritage New Zealand Pouhere Taonga

Prior to the earthquakes, Bishopspark Main Building and Chapel were listed by Heritage New Zealand as a Category 1 Historic Place. Although the former bishop's residence has since been demolished, the listing has not been updated.

The place is also included in the Park Terrace Historic Area² which comprises the Park Terrace houses from Bealey Avenue to Peterborough Street. The area is noted as having been a wealthy residential area and home for many of the city's pioneers and prominent citizens. The houses in Park Terrace were noted as being the work of many of Christchurch's leading architectural practices of the period. A number of houses within the area have been demolished following the Canterbury earthquakes.

The Park Terrace Historic Area listing notes that the first Bishopscourt was designed by Benjamin Mountfort and dated from 1858. It was destroyed by fire in 1924. This was replaced by a new building designed in 1926 by Cecil Wood in the Georgian revival style. The adjoining chapel was designed in a similar style.

European occupation of the Bishopspark site dates from at least 1858 when the original bishop's residence was constructed and the site contains a recorded archaeological site (number M35/661).

² A Historic area is defined by Heritage New Zealand as a group of related historic places with a number of properties or sites, a heritage precinct or a historical and cultural area. Inclusion of a property within an heritage area does not equal automatic protection.

5 PLANNING CONTEXT

Section 9.3 Historic Heritage of the Christchurch District Plan contains objectives, policies and rules that apply to places of historic heritage value.

The heritage upgrade works to the Chapel are a **controlled activity** under Rule 9.3.4.1.2 (C1) and the establishment of new buildings in the Chapel setting is a **restricted discretionary activity** under Rules 9.3.4.1.3 (RD2).

The relevant matters of control for the heritage upgrade works are (9.3.5.1):

- The form, materials, and methodologies to be used to maintain heritage values, including integration with, and connection to other parts of the heritage item;
- The methodologies to be used to protect the heritage item during heritage upgrade works, reconstruction and restoration;
- Documentation of change during the course of works, and on completion of work by such means as photographic recording; and
- Whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation.

The relevant matters of discretion for the establishment of new buildings in the Chapel setting can be summarised as follows:

- Whether the proposal will provide for ongoing and viable use of the heritage item;
- Whether the proposal is consistent with maintaining the heritage values of the heritage items or heritage setting, having particular regard to (i) of the design of the proposal, (ii) the extent of earthworks necessary, and (iii) the need to remove or transplant mature trees;
- The extent to which the works are in accordance with the principles in Policy 9.3.2.2.3(b), and whether the proposal is supported by a conservation plan or expert heritage report;
- Whether the proposed work will have a temporary or permanent adverse effect on heritage values (as well as any positive effects);
- The extent to which mitigation measures are proposed to be implemented to protect the heritage item; and
- The functional need for utilities to be located in or in proximity to heritage items and heritage settings.

The relevant objectives and policies seek the following outcomes:

- The overall contribution of historic heritage is maintained through the protection and conservation of significant historic heritage (including via adaptive re-use) (Objective 9.3.2.1.1);
- Provide for the ongoing use and adaptive re-use of heritage items and heritage settings (including new buildings in heritage settings) in a manner that is sensitive to, and protects, the heritage values (Policies 9.3.2.2.3 and 9.3.2.2.5);
- Undertake any work on a heritage setting in a manner that (i) focuses on areas that are able to accommodate change, (ii) conserves the authenticity of the heritage setting, (iii) minimise the risk of damage to heritage items or settings, (iv) documents the material changes in the heritage setting, and (v) is reversible where practicable (Policy 9.3.2.2.3(a)).

6 PROPOSED VILLAGE

The Proposed Village is fully described in the Assessment of Environmental Effects.

At the Bishopspark site, the Proposed Village will comprise a series of multi-storeyed four and five buildings housing apartments, assisted living suites and care rooms. Communal dining and living spaces will also be provided, along with support functions such as kitchen and laundry areas. The primary vehicle access will be from Park Terrace and a driveway will be formed leading into the site to end in a turning loop. The Bishopspark site will be landscaped with outdoor facilities such as a bowling green and a communal garden being provided.

The reception area to the complex will be located at the end of the driveway turning loop between two of the new buildings and will comprise a roofed area with glazing along the front and rear.

The existing Chapel will be the only building on the Bishopspark site to be retained within the Proposed Village. It will be visible beyond the reception area and will be positioned within a village square. The area immediately surrounding the Chapel will be landscaped with paving, low plantings and grassed areas. An accessible ramp to the Chapel will be provided.

The majority of the Bishopspark site including the proposed buildings and landscaped areas will all be founded on a base isolation system surrounded by a seismic strip to protect the complex from future seismic events. The chapel and the area immediately surrounding it will not be base isolated.

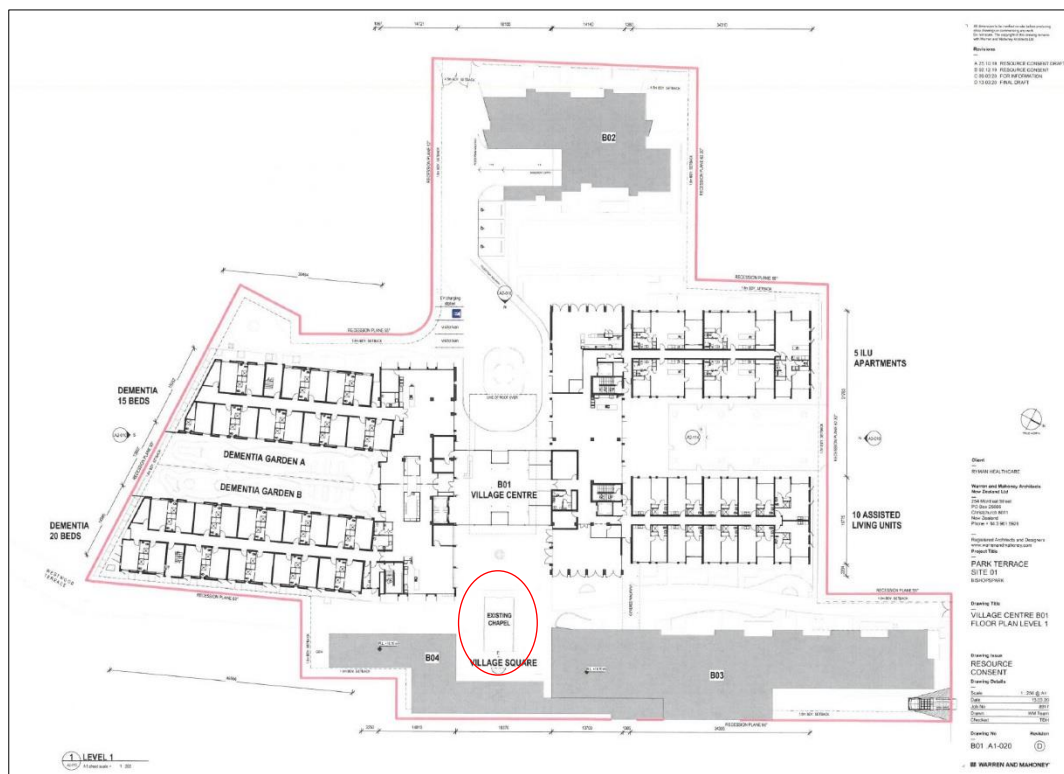


Figure 5.
Proposed layout of village centre, with Bishop's Chapel circled in red.
Source: Warren and Mahoney Architects New Zealand Ltd. 2020

7 WORK TO THE CHAPEL

7.1 Purpose of Proposed Work

As noted, the Chapel sustained some damage in the Canterbury earthquakes but has survived relatively intact. Areas where damage occurred included the west gable, which fared particularly badly with a number of bricks that are now loose. Cracks are also visible, particularly in the north wall. The building has since been secured by props at the east and west ends and by steel whalers which extend around the perimeter of the building at approximately door height. Some of the plaster work was further damaged to facilitate the installation of the whalers.

Ryman as the owner of the Site looked at a number of options for the Chapel including demolition. However, Ryman proposes to retain the building. The Chapel is proposed to be structurally upgraded, restored to its pre-earthquake form and incorporated into the Proposed Village for use by the residents.

The option of retaining the Chapel and restoring it to its original form as closely as possible is the preferred heritage outcome. Although the setting has changed with the demolition of the residence, the Chapel retains significant heritage values as the remnant of the complex that was designed in the 1920s to accommodate the bishop and his family.

Restoration of the Chapel will ensure that its heritage values are retained and enhanced as the structural upgrade and remedial work are undertaken. The Chapel will also have a new use which will see it preserved for the future. The work required to achieve this outcome is detailed in the following section.

7.2 Structural Upgrading

The damage sustained by the Chapel as a result of the earthquakes was outlined in the report prepared by Build Green dated 30 November 2013. A proposal to structurally upgrade the Chapel has been prepared by Mitchell Vranjes.

The following work to the Chapel is proposed:

- Removal of all internal timber panelling and other detailing. This will include pews, built in seating, raised daises and likely sections of the floor.
- Deconstruction of gable ends and removal of temporary bracing.
- Removal of all slates from the roof and installation of a ply diaphragm over the roof structure. Securing of ply diaphragm to tops of walls.
- Removal of all external plasterwork, repairing of all cracks and application of glass fibre mesh and proprietary hydraulic lime repair mortar on both sides of wall.
- Reconstruction of gable ends as per the original details but with the external and internal surfaces overlaid with the mesh and repair mortar.

Unlike the new buildings on the Bishopspark site, it is not proposed to base isolate the Chapel due to the possibility of damaging the Chapel while the work is being carried out. It is proposed to construct a palisade wall around the building to contain the ground below the Chapel while the remainder of the Bishopspark site is being excavated. The palisade wall will not be visible once the work to the Bishopspark site has been completed.

7.3 Refurbishment Work

After the structural upgrading work has been completed, the Chapel will be restored and refurbished, generally to its pre-earthquake form. The refurbishment work is likely to involve:

- Reinstatement of existing roof slates and supply of new where slates have been broken.
- Reinstatement of the roof ventilator including lead cupola.
- Reconstruction of timber eaves, soffits and dentils.
- Application of finish plaster coats and reinstatement of detailing including quoins at corners and gable end mouldings and crosses.
- Construction of new entry porch based on details of original covered walkway between chapel and residence.
- Refurbishment of external joinery including windows, doors and gable end grilles.
- Reinstatement of internal timber panelling including carved seats.
- Reinstatement of curved plaster ceiling, upper level end wall panels and ornamental plaster mouldings.
- Reinstatement of sections of uplifted floor.

Depending upon final uses for the Chapel, certain internal features such as the raised daises may not be reinstated.

8 IMPACT ON HERITAGE VALUES

8.1 Proposed Village

The Proposed Village will impact on the heritage values of Chapel and its setting as a more intensive development comprising a number of buildings that are considerably larger than the previous two storeyed structures. The new building to the south of the Chapel and a low-level pavilion to the north east will intrude into the Heritage Setting surrounding the Chapel.

The closest building to the Chapel is a four-level building (Building B01) located five metres off the south corner. Other buildings to the northwest of the Chapel are positioned approximately eight metres away, which is still further away than the previous buildings along that side of the chapel. There will also be views through to the Chapel from three sides.



Figure 6.

The existing Heritage Setting (Item No. 470 indicated by white dashed line) and the Bishop's Chapel (Item No. 1305) within the context of Proposed Village. Source: Warren and Mahoney Architects NZ Ltd and Canterbury Maps.

Although the close proximity of some of the buildings to the Chapel and the intrusion of some of the new structures into the heritage setting will impact on its heritage values, this impact will be appropriately mitigated by the creation of an open space around the Chapel, denoted as a village square. The area immediately surrounding the Chapel will be landscaped with paving, low level planting and an accessible ramp all being included.

As a result, it is considered that the chapel will have greater prominence within the Proposed Village than at present. It will provide a focal point as one approaches the Village along the driveway leading from Park Terrace as it will be visible through the glazed reception area. It will also be centred within the village square with views through from other directions.

8.2 Structural Upgrading, Restoration and Refurbishment of the Chapel

The work to structurally upgrade the building will require the removal of significant amounts of heritage fabric including all the external plaster work to enable the application of new repair mortar. The repair mortar will be a Mapei product reinforced with glass mesh.

Other heritage fabric that will need to be removed to enable the structural work to be completed includes all the internal panelling and mouldings, built in seating, pews and daises and sections of the tongue and groove flooring. The slate roof will also need to be removed to enable the ply roof diaphragm to be installed.

The heritage fabric that has to be removed to facilitate the structural upgrading work will all be reinstated after the structural work has been completed. The intention is for there to be no visible evidence of the structural upgrading work once work to the building has been completed. The work to refurbish the Chapel will aim to return it to its pre-earthquake form. It will include reinstatement of original heritage fabric such as the internal timber panelling and mouldings, built in seating and areas of flooring where these have been lifted. Elements such as the curved plaster ceiling and plaster wall surfaces will be reinstated in their original form.

Externally, the original plaster surfaces and mouldings will be reinstated using finishing plaster to recreate the original external form of the building. The existing roof slates will be re-laid and the roof vent and cupola and crosses reinstated.

At the entry doors, it is intended to construct a new canopy to provide shelter. The canopy will reflect the original covered walkway with similar details and materials.

The work proposed to be carried out on the Chapel will result in the permanent loss of some original heritage fabric, notably all the original external plasterwork and this will have a negative impact on the building's heritage values. This is unavoidable if the Chapel is to be preserved, and will be mitigated, in part, by the intention to replicate the form and finish of the original plaster.

The work will also require the removal of all existing internal timber panelling and mouldings and all built-in seating, however, this fabric will be reinstated after the structural upgrading work has been completed. The slate roofing will also be removed, although this will be reinstated after the structural work has been completed.

A Temporary Protection Plan should be produced to ensure that the work is carried out with due care by experienced and competent tradespeople to minimise the risk of damage being caused to the panelling and other fabric while it is being removed.

Although there will be some negative impacts arising from the proposed work, there will also be positive effects as follows:

- The Chapel will have a new and viable use as an integral part of the Proposed Village which will ensure its continuing survival;
- The Chapel will be structurally upgraded to ensure it is better equipped to withstand future seismic events;
- The Chapel will be returned to a good condition and all defects remedied; and
- Elements such as the ventilator on the ridge that were removed or were damaged in the earthquakes will be reinstated. The new entry canopy will reflect the original walkway between the chapel and the bishop's residence.

Overall, it is considered that the Chapel's heritage values will be enhanced as a result of the proposed work and that positive outcomes of the proposed work will more than compensate for any potentially negative impacts. The work will generally enhance the Chapel's heritage values while any potentially negative effects are considered to be minor.

9 RECOMMENDATIONS

In order to ensure the heritage values of the Chapel are protected and maintained throughout the seismic upgrading and restoration works and construction of the Proposed Village, it is recommended that:

- A heritage architect be employed throughout the project to oversee all the work that is occurring to the Chapel.
- A Temporary Protection Plan be prepared for the Chapel by a heritage professional. This will outline methodologies and practices to ensure that the heritage fabric is protected for the duration of the Proposed Village construction works.
- That the Chapel be fully recorded both externally and internally by way of drawings and photographs prior to any work occurring.
- That any dismantling of any heritage fabric and particularly the wall panelling and mouldings and built in furniture within the building be undertaken by skilled and experienced tradespeople.
- That each item of heritage fabric that is removed shall be numbered and the location of each item be located on a drawing to enable it to be returned to its original position.
- That the subsequent reassembly of heritage fabric should also be carried by skilled craftspeople, along with any applied finishes.

10 CONCLUSION

The Chapel at the Bishopspark site is rated as Highly Significant in the Christchurch District Plan and listed as Category 1 by Heritage New Zealand Pouhere Taonga. Ryman proposes to retain the Chapel as part of the Proposed Village. The Chapel will be seismically strengthened and restored to its pre-earthquake form as much as possible.

The establishment of new buildings on the Bishopspark site and the structural upgrading, restoration and refurbishment of the Chapel will have some adverse effects on the heritage values of the Chapel and its setting, although these will be mitigated. The Proposal will also have a number of positive heritage effects. Overall, it is considered that any potentially negative heritage impacts of the Proposed Village will be minor and will be more than compensated by positive heritage benefits of the Proposed Village.

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24 March 2019