

BEFORE THE CHRISTCHURCH CITY COUNCIL

IN THE MATTER of the Resource Management Act 1991 ('the Act')

AND

IN THE MATTER Of Resource Consent Application RMA/2020/2852 for the Canterbury Museum Trust Board for a comprehensive redevelopment of the Canterbury Museum complex including the Robert McDougall Gallery

BETWEEN **THE CANTERBURY MUSEUM TRUST BOARD**

Applicant

A N D **CHRISTCHURCH CITY COUNCIL**

Local Authority

**SUMMARY OF EVIDENCE OF ALAN DAVID TITCHENER ON BEHALF OF THE CANTERBURY
MUSEUM TRUST BOARD**

Dated 9 JUNE 2021

1 The following summarises the main points of my Evidence in Chief dated 25 May 2021.

SCOPE OF EVIDENCE

2 In my Brief of Evidence I have reviewed and provided commentary regarding:

(a) a Heritage Landscape Assessment (HLA) (dated 1 December 2020) prepared by Ms Mandy McMullin, with particular reference to:

(i) proposed modifications to the Roger Duff Wing, and the related effects on landscape / visual amenity; and

(ii) brief comments on the landscape / visual amenity effects related to the proposed introduction of a gap between the Centennial Wing and the Mountfort Buildings; and

(b) the peer review (dated 28 April 2021) of Ms McMullin's HLA by Mr Jeremy Head and responded to comments included in Mr Head's review of Ms McMullin's HLA; and

(c) a brief response to parts of Ms Amanda Ohs' Heritage Evidence; and

(d) key provisions of the Christchurch District Plan of relevance to the proposed redevelopment of the Canterbury Museum, with particular reference to landscape and visual effects.

3 I have been engaged by the Canterbury Museum Trust to replace Ms McMullin, so my evidence is in part a review of Ms McMullin's Heritage Landscape Assessment (HLA), part reassessment of the landscape and visual effects of the proposed redevelopment, and part response to the subsequent peer review and heritage evidence prepared by Mr Head and Ms Ohs respectively.

Mandy McMullin's Heritage Landscape Assessment

4 I found Ms McMullin's HLA very thorough and I agree with and support her Sections 1-4, in which she sets out: an Introduction; the Context and Setting; a summary of the proposed Museum Redevelopment; and the Legislative Context for her HLA.

5 However, I found some of her assessments inconclusive, and in general, I consider her assessment of landscape and visual effects gives insufficient weight to the positive and/or mitigating effects of the proposed redevelopment.

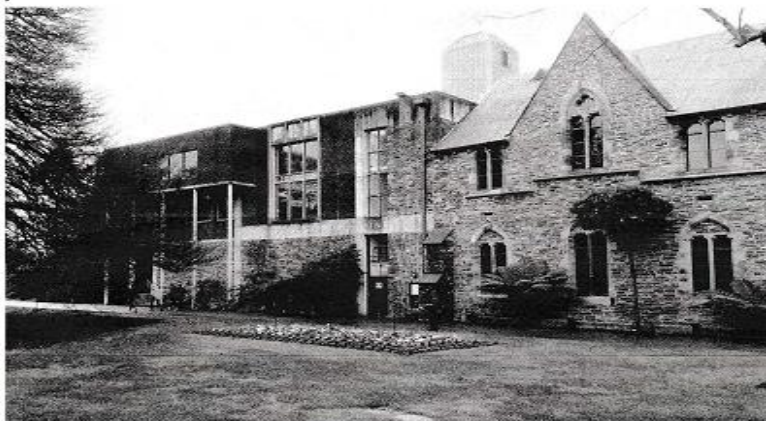
6 Ms McMullin presents in her HLA "before and after" images from seven viewpoints, selected to illustrate the potential landscape and visual effects of the proposed redevelopment where changes are likely to be the most visible and potentially have the greatest effect on landscape and visual amenity.

7 These images and the assessments that relate to them can be found at pp28-50 of her HLA. I agree that the viewpoints selected provide a satisfactory basis for the assessment of landscape and visual effects.

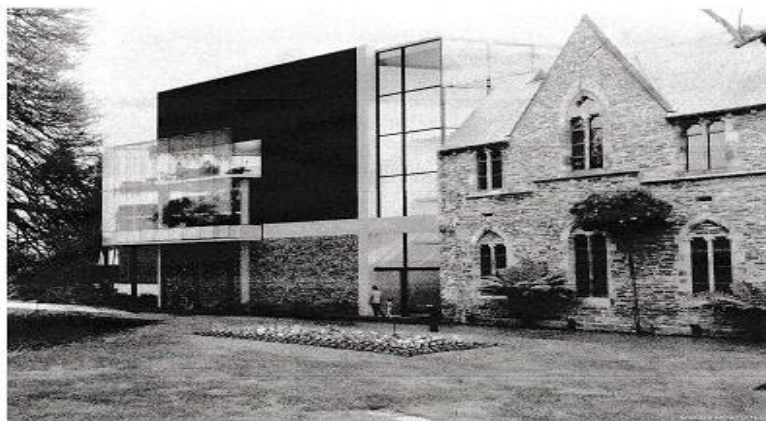
8 The viewpoints that appear to be most contentious relate to the views of the Roger Duff Wing, viz Viewpoints 4, 5 and 6. For ease of reference, these views are reproduced below, starting with Viewpoint 4.

Viewpoint 4

VP 4



VP 4. Roger Duff Wing – South east view from Botanic Gardens – existing.



VP 4. Roger Duff Wing – South east view from Botanic Gardens – proposed.

Canterbury Museum Redevelopment - Heritage Landscape Assessment - Final for Resource Consent. 1.12.2020
Mandy McMullin Heritage Landscapes ANZILA

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9 Ms McMullin concludes (at p39 of her HLA) that the "Visual effects in this viewpoint are considered more than minor due to the scale and proximity of the work, the number of viewers and the sensitivity of views from the Gardens. There is the potential for the new work to visually overshadow the Mountfort buildings."

10 She goes on to state "Adverse effects are reduced by the clear distinction between new and heritage fabric and tree in the foreground. Beneficial effects include improved visibility to and from the building, bringing the Museum to 'life' in this corner, restoring its status and strengthening the important relationship between the Museum, the Gallery and the Gardens."

11 In my evidence I discuss the need to give due weight to these (and other) positive or beneficial effects when coming to a balanced assessment of the adverse effects of the proposal with regard to this viewpoint.

12 Having done so myself, using the seven point assessment scale recently adopted by Tuia Pito Ora (the NZILA), I conclude that the adverse landscape and visual effects would be in the range of low to low-moderate which amounts, in RMA-equivalent terms, to a rating of minor.

13 With regard to Viewpoint 5 by applying the same assessment method and logic I have reached the same conclusion. For ease of reference, I have reproduced the images Ms McMullin featured in her HLA for VP5.

Viewpoint 5

VP 5.



VP 5. Roger Duff Wing – western approach through Botanic Gardens – existing.



VP 5. Roger Duff Wing – western approach through Botanic Gardens – proposed.

14 At P43 of her HLA Ms McMullin concludes that: "Due to their scale and proximity to the viewer, and the number of viewers at this viewpoint, the visual effects are considered (to be) more than minor."

15 However, she goes on to list a list of mitigating and beneficial (positive) considerations and effects in addition to the list of positive considerations described in her Assessment (PP42-43).

16 I agree with Ms McMullin's list of mitigating and positive effects, and have weighed them against the potential adverse effects, using as my basis for assessment, the seven point NZILA assessment scale.

17 On this basis, I have assessed the adverse landscape and visual effects of the proposed redevelopment from this viewpoint as low to low-moderate. This translates in RMA-equivalent as adverse effects which are minor.

18 With regard to Viewpoint 6, similar considerations apply. Again for ease of reference I have reproduced the images for Viewpoint 6.

Viewpoint 6

VP 6



VP6. Robert McDougall Art Gallery - approach from Botanic Gardens – existing.



VP6. Robert McDougall Art Gallery - approach from Botanic Gardens – proposed.

19 Ms McMullin's assessment of adverse landscape and visual effects from this viewpoint is inconclusive, although she does state that "The impact of the new building from this view is considered to be more than minor".

20 She then lists ways in which adverse effects are limited: "by the scale, design and materials"; "New work is clearly distinguished from heritage fabric"; "The relationship between the buildings is evident"; "Historical connections between the Museum, the Gallery and the Gardens are retained".

21 Ms McMullin then lists further beneficial effects including: "the restoration of the main view of the Gallery, the entrance and the exterior primary fabric, enhancing heritage values and strengthening the Gallery's connection with the Gardens"...; as well as a comment that "these changes are in keeping with the CP (Conservation Plan) policies for the Museum and Gallery buildings."

22 I agree with Ms McMullin's list of mitigating and positive considerations and have concluded, using the NZILA seven point assessment scale that the adverse landscape and visual effects from Viewpoint 6 would be low, which translates in RMA terms to a rating of minor.

23 The panel below tabulates my alternative assessment of effects in a consistent format that complies with current Tuia Pito Ora (NZILA) best practice guidelines from the seven viewpoints selected by Ms McMullin.

	7 point TTatM scale	RMA equivalent
Viewpoint 1	very low	less than minor
Viewpoint 2	very low	Less than minor
Viewpoint 3	low-moderate	minor
Viewpoint 4	low to low-moderate	minor
Viewpoint 5	low to low-moderate	minor
Viewpoint 6	low	minor
Viewpoint 7	low	minor

24 In summary, in my opinion, I find that the adverse landscape and visual effects of the proposed Museum redevelopment range from less than minor to minor.

Mr Jeremy Head's Peer Review of Ms McMullin's HLA

25 I agree with much of Mr Head's peer review of Ms McMullin's HLA. Where I have disagreed this is identified and explained in my Evidence.

26 I agree with Mr Head that Ms McMullin's HLA is inconclusive in places and that in some parts of her assessment, she gives insufficient weight to potential positive effects. I have addressed these matters in my Evidence at Para's 28-89).

27 I agree with Mr Head's view regarding the need for the application of the NZILA 7 point scale in the assessment of both adverse and positive landscape and visual effects.

28 I also agree, in principle, with Mr Head regarding the desirability of a Landscape Concept Plan being prepared as a companion document to the redevelopment proposal.

29 However, I have pointed out that careful consideration in the design process has been given to the cultural and spatial context of the Museum, and that because the surrounding land is not under the Museum's control, this has precluded the preparation of such a Plan as part of this Resource Consent Application.

30 I differ from Mr Head regarding his assertions that: an assessment of construction phase landscape effects ought to have been provided as part of the HLA; and that consideration of the effects of the proposed removal of trees to the west of the RMAG ought to have formed part of the HLA.

31 In my view, these are matters that fall outside the scope of this Resource Consent application, although they may well be matters for discussion with the adjoining property owner (the Christchurch City Council) once the project moves from Resource Consent application to Construction phase.

32 Mr Head also raises the matter of the need for a site visit in order for an assessment to be properly informed.

33 I understand Ms McMullin did undertake a site visit prior to the preparation of her HLA.

34 In my case, the lack of time made a site visit prior to the completion of my Evidence. However, I consider my prior familiarity with the site, as well as the quality of the documents provided to me by the Applicant, equipped me adequately for the preparation of the Evidence that I have provided.

35 I also intend to make a site visit prior to the Hearing and will advise of any amendments to my Evidence that my site visit elicits, should any arise.

Ms Amanda Ohs' Evidence

36 Ms Ohs' Evidence in relation to proposed changes to the Duff Wing façade relies in part on the assessment of effects concluded by Ms McMullin which, in my opinion, is inconclusive in parts, and fails to give due consideration and weight to the potential positive and mitigating aspects of the proposed redevelopment.

37 Given the substantial number of positive and mitigating aspects listed in Ms McMullin's HLA, I believe Ms Ohs' adoption of Ms McMullin's assessment further compounds an assessment that is difficult to reconcile with the weight of the evidence that is provided in her assessment.

Relevant Matters of Discretion in the Christchurch District Plan

38 I have considered the relevant provisions of the Christchurch District Plan and have identified and discussed those matters of discretion that I believe are relevant to my Evidence (at Para's 135-148).

39 In doing so, I have considered primarily the proposed redevelopment of the Roger Duff Wing because this appears to be the main element of the proposal where there are potential landscape and visual effects to assess.

40 The matters of discretion that appear relevant are contained in the Open Space Chapter and the Natural and Cultural Heritage Chapter of the Plan (the relevant clauses are identified in my Evidence).

41 Ms McMullin's HLA comprehensively identifies (at pp21-23) policies and objectives for the protection and management of historic heritage that are relevant to the proposed Museum redevelopment and I concur with her findings in this regard.

42 Ms McMullin's HLA further identifies under the heading of Assessment (from the various viewpoints) how Heritage matters are addressed in the design and location of the proposed redevelopment and I concur with most of her findings in this regard.

43 Where I have disagreed, I have identified my points of disagreement and my reasons for them.

44 Regarding the Open Space Chapter, matters of discretion include: whether a facility and/or its scale will have a layout and design that is appropriate to the locality, context, character and / or natural values of the area; and whether the facility will adversely impact on the amenity values of the adjoining open space and residents, including visual impacts...

45 Regarding the Natural and Cultural Heritage Chapter, this requires an assessment to be provided with regard to: the impact of the facility on public places; and the relationship between elements such as layout and orientation, form, and materials within a heritage setting.

46 With particular regard to the proposed redevelopment of the Roger Duff Wing, I have explained and summarised my assessment of the adverse landscape and visual effects of the proposed redevelopment already in this summary (in Para 23 above).

Conclusion

47 In my opinion, the potential adverse landscape and visual effects associated with the proposed redevelopment of the Canterbury Museum are assessed as being in the range of minor to less than minor. I believe the proposed redevelopment will result in a much improved facility that will fit in very well both spatially and visually in this important heritage precinct.

Alan Titchener

9 June, 2021