

**BEFORE THE CHRISTCHURCH CITY COUNCIL**

In the Matter of      **Resource Management Act 1991**

**Publicly notified resource consent application**  
                                 **RMA/2020/2852**

Submission by         **Heritage New Zealand Pouhere Taonga**

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**EVIDENCE OF FIONA WYKES**  
**ON BEHALF OF HERITAGE NEW ZEALAND POUHERE TAONGA**  
**26 MAY 2021**

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## **INTRODUCTION AND BACKGROUND**

1. My full name is Fiona Jane Wykes.
2. I hold a Bachelor of Arts Degree in Archaeology (BA Hons) and a Post Graduate Diploma in Architectural Conservation (PG Dip, Arch Cons) from the University of Bristol, and a Master of Arts in Urban Design (MA) from Birmingham City University.
3. I am the Kaiwhakahaere-ā-Takiwā, Area Manager Canterbury/West Coast for Heritage New Zealand Pouhere Taonga (Heritage New Zealand) where I am responsible for the delivery of technical advice within the territory of Canterbury/West Coast. I have held this position for 9 months. Prior to this I was Senior Heritage Advisor at Christchurch City Council.
4. I have 20 years' experience working in the heritage sector, both in the UK and New Zealand. I am also a full member of ICOMOS (NZ) Te Mana O Nga Pouwhenua O Te Ao, the International Council on Monuments and Sites and until I left the UK in 2008, I was a full member of the Institute of Historic Building Conservation.
5. My statement of evidence presents my professional view as a heritage advisor and also the organisational view of Heritage New Zealand regarding the proposals included within resource consent application RMA/2020/2852. I am authorised to present this evidence on behalf of Heritage New Zealand Pouhere Taonga.
6. I have held discussions with the management of Canterbury Museum and their specialist advisors over many years, in both my previous jobs at Christchurch City Council – as Urban Designer and Senior Heritage Advisor – on the intentions and options for the museum in the future. I have also attended meetings in my capacity as Area Manager for Heritage New Zealand.
7. I confirm that the opinions I express represent my true and complete professional opinions. The matters addressed by my statement of evidence are within my field of professional expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.
8. The application, by Canterbury Museum Trust Board, is for a comprehensive redevelopment of the Canterbury Museum complex, including the Robert McDougall Gallery, located at 9 & 11 Rolleston Avenue.
9. The key documents I have used and relied on in preparing my statement of evidence are:
  - a) Heritage New Zealand's List entry report for the Robert McDougall Art Gallery on the New Zealand Heritage List/Rārangi Kōrero (List number 303).
  - b) Heritage New Zealand's List entry report for the Canterbury Museum (19th century portion) on the New Zealand Heritage List/Rārangi Kōrero (List number 290).
  - c) Operative Christchurch District Plan.

- d) Christchurch District Council's Heritage Assessments for the following heritage items:
- 471 – Robert McDougall Art Gallery and Setting
  - 474 - Canterbury Museum (1870-1882 buildings) and Setting
  - 1378 - Centennial Wing East Façade and Setting
  - 1379 - Roger Duff Wing South and West Facades and Setting
- e) All documents included within the resource consent application RMA/2020/2852 and any subsequent information provided during the processing of the application.
- f) 'Robert McDougall Gallery Christchurch – A Conservation Plan' by Dave Pearson Architects Limited.
- g) CCC Section 42A report dated 17 May 2021.
- h) Heritage New Zealand Pouhere Taonga's *Statement of General Policy for Heritage New Zealand Pouhere Taonga's Statutory Role of Advocacy*.
- i) Heritage New Zealand Pouhere Taonga's *Statement of General Policy: The Administration of the New Zealand Heritage List/Rārangi Kōrero*.
- j) ICOMOS New Zealand Charter, *Te Pumanawa o ICOMOS o Aotearoa Hei Tiaki I Nga Taonga Whenua Heke Iho o Nehe* (2010).

### **SCOPE OF EVIDENCE**

10. My statement of evidence relates primarily to the buildings included on the New Zealand Heritage List/Rārangi Kōrero known as the Robert McDougall Art Gallery and the Canterbury Museum (19th century portion). I will also refer to the other buildings on the site, as they sit within the setting of these listed buildings.
11. I have visited the Museum site on numerous occasions, including in recent times, both in my current role and in my previous role, and the Robert McDougall Art Gallery twice, whilst still working for Christchurch City Council.
12. In my evidence I will primarily be addressing the heritage values and significance of these buildings. In addition to this, I will also address methods of building conservation and archaeology, insofar as it relates to my experience and expertise.

### **HERITAGE VALUES AND SIGNIFICANCE**

#### ***Category 1 Historic Places***

13. The Robert McDougall Art Gallery and the Canterbury Museum (19th century portion) are both included on the New Zealand Heritage List Rārangi Kōrero as Category 1 historic places. They were entered on the List in 1985 and 1986 respectively.

14. The List is maintained by Heritage New Zealand and identifies New Zealand's significant and valued historical and cultural heritage places.
15. The purposes of the List are:
  - a) to inform members of the public about historic places, historic areas, wāhi tūpuna, wāhi tapu, and wāhi tapu areas;
  - b) to notify the owners of historic places, historic areas, wāhi tūpuna, wāhi tapu, and wāhi tapu areas, as needed, for the purposes of the Heritage New Zealand Pouhere Taonga Act 2014 (the Act); and
  - c) to be a source of information about historic places, historic areas, wāhi tūpuna, wāhi tapu, and wāhi tapu areas for the purposes of the Resource Management Act 1991 (RMA).

16. The entry on the List summarises the heritage significance of the Canterbury Museum (19th century portion) as follows:

*The Canterbury Museum is the oldest purpose-built museum building still in use in New Zealand. Historically it illustrates the Victorian concern with the classification and recording of the world, and the importance that the new institutions of museums were given as places of learning. Mountfort was involved with the construction of the museum for seventeen years and the nineteenth century portions are a fine example of his work and of Gothic Revival architecture generally. The museum forms a prominent part of the surrounding townscape, which includes the Gothic revival buildings of the Arts Centre and Christ's College, and of the Botanic Gardens.*

17. The entry on the List summarises the heritage significance of the Robert McDougall Art Gallery as follows:

*This building is significant as Christchurch's public art gallery since 1932 and it stands as a memorial to Robert McDougall, whose 1928 donation funded the building of the gallery. It was one of a number of significant civic landmarks built in Christchurch during the 1930s despite the Depression, and it forms a significant part of the townscape around the Botanic Gardens, in conjunction with the Canterbury Museum.*

18. Inclusion on the List does not offer any form of protection; and with the exclusion of archaeological sites, statutory protection of historic heritage relies on provisions in RMA documents. As such, Heritage New Zealand advocates 'for all entries on the List to be protected through scheduling on district plans where appropriate' (*The Administration of the New Zealand Heritage List/ Rārangī Kōrero* policy 5.3).

## *Archaeology*

19. As at least part of the Canterbury Museum (19th century portion) was erected prior to 1900 it meets the definition of an archaeological site under section 6(a) of the Act. Archaeological sites are protected under the Act and under section 42 of the Act it is an offence to modify, damage or destroy an archaeological site without an authority from Heritage New Zealand.

## **MAIN POINTS OF SUBMISSION**

20. Heritage New Zealand is supportive, in principle, of the proposed works to provide increased exhibition and visitor experience space, staff areas and storage and services facilities.
21. The proposed redevelopment of these highly significant cultural institutions will enable the continued and more viable uses of the Category 1 listed 19th century portion of the Canterbury Museum and the Robert McDougall Art Gallery.
22. In particular, Heritage New Zealand strongly supports the following aspects of the proposal:
  - Conservation works to reveal the interior volume and roof trusses of the 1882 building, and the heritage fabric of the 1870 building's northern gable end, west façade and roof, as well as part of the north elevation and roof of the 1872 building.
  - The proposed scale and mass of the new structures, which we consider will have no more than minor effects on the visual appearance and setting of the listed historic places within the museum site.
  - Removal of the blackouts and tints on the 1877 Mountfort Building windows, which will allow natural light into the museum.
  - Improved visitor and storage facilities, including exhibition spaces, cafes, circulation and amenities which will enable the museum to provide enhanced visitor experience and the ability to exhibit more of the extensive collection - the fundamental purpose of the museum.
23. One of Heritage New Zealand's functions is to advocate for the protection of any Listed historic place. When considering the application documents, we concluded that insufficient detail was provided in relation to four main aspects of the proposed works to the Category 1 listed buildings. Without this detail, it is difficult to ascertain the level of impact the works will have on the heritage fabric of the Category 1 buildings, and therefore difficult to assess whether these works can be considered appropriate.
24. The areas of concern are as follows:
  - **Glazed separation between 1877 Mountfort building and Centennial Wing:** Insufficient detail has been provided as to how the glazed separation proposed between the listed 1877 Mountfort building and the scheduled Centennial Wing will be installed.

- **Water feature:** Insufficient design detail has been provided to demonstrate that the proposed water feature in the Centennial Wing will not cause detrimental impacts on the heritage fabric of the adjacent heritage building.
- **Robert McDougall Gallery connections:** Insufficient detail has been provided to enable full assessment of the impact of the proposed glazed link and connections to the Robert McDougall Gallery on the heritage fabric of this listed building.
- **Heritage fabric:** We consider further information is required regarding how the heritage fabric uncovered during these works will be treated, including clarification of the methodologies to be employed when removing heritage fabric in terms of how it will be identified, recorded, deconstructed, and stored or disposed of, as is customary when working on heritage buildings.

***Proposed conditions***

25. Although it would have been preferable for these details to be provided at this initial stage of the application, we acknowledge the difficulty in doing so. We accept that if appropriate conditions are imposed requiring these details to be provided and approved prior to work commencing, this would alleviate our concerns.
26. Our submission therefore requested that any consent include conditions in relation to a number of points. Having read the Council’s s42A report, we consider that the conditions recommended therein, and shown below, adequately address our requests (with a minor suggested change to condition 15c iii shown in red below).

Heritage New Zealand condition request	Council's suggested condition
Require that any heritage fabric to be removed will be identified, recorded, deconstructed, stored or disposed of in an appropriate manner.	<b><i>Condition 15a vi.</i></b> Removal of heritage fabric including details of storage, identification, retention, disposal, reinstatement and recording. This documentation shall demonstrate that heritage fabric is retained and reused as much as practicable; and where not being reused is retained and appropriately stored as much as practicable.
Ensure the installation of the glazed separation proposed between the listed 1877 Mountfort building and the scheduled Centennial Wing does not irreversibly damage the significant heritage fabric on the Mountfort building.	<b><i>Condition 15a vii.</i></b> Additional buildings – this documentation shall demonstrate that where new buildings connect to heritage fabric there will be the minimum adverse impact upon heritage fabric practicable.
Ensure that the final design does not have significant detrimental impact on the heritage significance of the Robert McDougall Gallery.	<b><i>Condition 15c i.-iv:</i></b> i. Demolition of basement – this documentation shall demonstrate that heritage fabric will be retained as far as practicable and protected from damage.

Heritage New Zealand condition request	Council's suggested condition
	<p>ii. Reuse/reconstruction of stair fabric in new basement – this documentation shall demonstrate that the stairs will match the original in terms of their materials and design.</p> <p>vi. Repair and restoration of the roof - this documentation shall demonstrate that this work falls within the scope of ‘repairs’ as defined in the District Plan and permitted under rule 9.3.4.1.1 P2 and is supported by the consent holder’s Heritage Professional.</p> <p>iii. Lighting, HVAC, fire upgrade – this documentation shall demonstrate that there is the least physical and visual intrusion <del>of</del> <i>into</i> heritage fabric practicable.</p> <p>iv. Former engraving gallery – this documentation shall demonstrate that the configuration of the space will provide for the display of art as far as practicable.</p>
<p>Ensure the new entrance will be differentiated from the original heritage fenestration either side, through a design which will not compete or detract from the existing aesthetic of this heritage façade; and date-stamp the inside of the new stonework trim.</p>	<p><b>Condition 15d i.</b> Finishing of the new opening – this documentation shall demonstrate that the new opening will be distinguished from the existing openings through the use of metal trim, date stamping and a subtly different finish to the stone.</p>
<p>Ensure the proposed water feature in the Centennial Wing will not cause detrimental effects on the heritage fabric of the adjacent heritage building.</p>	<p><b>Condition 15d ii.</b> Water feature – this documentation shall demonstrate that surrounding heritage fabric will not incur damage from exposure to moisture.</p>

27. We strongly encourage the applicant, and Council, to consult with Heritage New Zealand when preparing, and approving, the details referred to in these conditions.
28. In addition, we acknowledge that Heritage New Zealand’s requested Advice Note in relation to an archaeological assessment is included as Advice Note xiv) on the Council’s recommended Advice Notes.

## CONCLUSION

29. The Canterbury Museum site, comprising listed and scheduled buildings, stands as a centre of cultural significance, being the core of Canterbury’s leading museum and reflecting the

changing cultural function of museums over time. Individually significant, the buildings also have high contextual significance as part of a group of Gothic Revival buildings that form the heart of the early colonial cultural precinct of the city.

30. As such, Heritage New Zealand emphasises that the appropriate detailing of any redevelopment is of utmost importance.
31. We recognise that the proposed works incorporated within this application will not only enable the continued use of these highly significant Category 1 listed buildings but will also provide for more viable uses which could help secure the buildings existence into the future.
32. Heritage New Zealand supports the conditions recommended in the Council's s42A report, and listed in paragraph 25 above, and confirms that these conditions, if imposed, alleviate the concerns raised in our submission.



Fiona Wykes  
26 May 2021