

In the Matter of the Resource Management Act 1991

And of an application under section 85 and clause 21 of the First
Schedule of that Act

Between **Redmond Retail Limited**

 Applicant

And **Ashburton District Council**

 Respondent

**STATEMENT OF EVIDENCE OF CHRISTINE MARY WHYBREW
ON BEHALF OF HERITAGE NEW ZEALAND POUHERE TAONGA
10 MAY 2019**

INTRODUCTION AND BACKGROUND

1. My full name is Christine Mary Whybrew.
2. I hold a PhD from the Department of History and Art History of the University of Otago and a Master of Arts and Bachelor of Arts with Honours in art history from the University of Canterbury.
3. I am the 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 1.5 years. Prior to this I was a Heritage Assessment Advisor for Heritage New Zealand for nine years. During this period I also worked part-time as a Historian for Underground Overground Archaeology Ltd. for two years.
4. I have 20 years' experience working in the museum and heritage sector. Prior to my role with Heritage New Zealand, I worked in New Zealand museums and art galleries as a manager, curator and collections technician. I am an individual member of Museums Aotearoa.
5. I have specialist experience in historical research and the assessment of historical objects and places. My statement of evidence presents my professional view as a heritage assessment advisor and also the organisational view of Heritage New Zealand regarding matters of the reuse of heritage buildings and archaeology.
6. I have read, understood and will comply with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014. I confirm that the opinions I have expressed 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.
7. The application requests the removal of the Peter Cates Grain Store from Appendix 12.1 'Schedule of Heritage buildings/items' and the associated

notation 'H9' from planning map U53 (the application). The application is made pursuant to section 85 of the Resource Management Act 1991. Section 85 allows a person with an interest in the land to challenge a district plan provision on the grounds that the provision makes the land incapable of reasonable use; and places an unfair and unreasonable burden on any person who has an interest in the land.

8. 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 Grain Store (Former) on the New Zealand Heritage List/Rārangī Kōrero (List number 1807)¹
 - b) Arlene Baird's heritage assessment for Cates Grain Store produced for the Ashburton District Plan heritage schedule²
 - c) Heritage Assessment Report of Jenny May on behalf of Redmond Retail Limited, appended to the application as Annexure 11 (Annexure 11)
 - d) Operative Ashburton District Plan
 - e) Heritage New Zealand Pouhere Taonga's *Statement of General Policy for Heritage New Zealand Pouhere Taonga's Statutory Role of Advocacy*³
 - f) Heritage New Zealand Pouhere Taonga's *Statement of General Policy: The Administration of the New Zealand Heritage List/Rārangī Kōrero*⁴

¹ 'Grain Store (Former)', List number 1807, New Zealand Heritage List/Rārangī Kōrero, <https://www.heritage.org.nz/the-list/details/1807> (updated 12th February 2018)

² Arlene Baird, '*Heritage Item 9 Peter Cates Grain Store*', heritage assessment for Ashburton District Council, 9 December 2014

³ Heritage New Zealand Pouhere Taonga, *Advocating for the Conservation of Historical and Cultural Heritage Statement of General Policy for Heritage New Zealand Pouhere Taonga's Statutory Role of Advocacy*, 29 October 2015 (<http://www.heritage.org.nz/resources/statements-of-general-policy>)

⁴ Heritage New Zealand Pouhere Taonga's *Statement of General Policy: The Administration of the New Zealand Heritage List/Rārangī Kōrero*, 29 October 2015 (<http://www.heritage.org.nz/resources/statements-of-general-policy>)

- g) *Heritage Redesigned: Adapting historic places for contemporary New Zealand* published by the New Zealand Historic Places Trust (now Heritage New Zealand) in 2011⁵
- h) ICOMOS New Zealand Charter, *Te Pumanawa o ICOMOS o Aotearoa Hei Tiaki I Nga Taonga Whenua Heke Iho o Nehe* (2010).⁶

SCOPE OF EVIDENCE

- 9. My statement of evidence relates to the building known as the Grain Store (Former), Ashburton, located at 229 West Street, Ashburton. I will refer to it as Cates Grain Store throughout my statement of evidence.
- 10. I conducted an exterior and interior site inspection of the building on 17 April 2019 (Figure 1).
- 11. In my statement of evidence I will primarily be addressing the heritage values and significance of the Cates Grain Store. In addition to this, I will also address the principles of adaptive reuse of heritage buildings, insofar as it relates to my experience and expertise.

HERITAGE VALUES AND SIGNIFICANCE

- 12. Cates Grain Store is a Category 2 historic place in the New Zealand Heritage List/Rārangi Kōrero (the List). It is scheduled as a Group A heritage item in the Ashburton District Plan.
- 13. As at least part of this building was erected prior to 1900 it meets the definition of an archaeological site under section 6(a) of the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA). Archaeological sites are protected under the HNZPTA and under section 42 of the HNZPTA it is an

⁵ New Zealand Historic Places Trust, *Heritage Redesigned: Adapting historic places for contemporary New Zealand*, Wellington: New Zealand Historic Places Trust Pouhere Taonga, 2011 (<http://www.heritage.org.nz/resources/adaptive-reuse>)

⁶ The ICOMOS (NZ) Charter establishes an internationally recognised benchmark for conservation standards and practice as is widely used in the New Zealand heritage sector. The purpose and principles of the ICOMOS New Zealand Charter are taken into account in Heritage New Zealand Pouhere Taonga's Statements of General Policy. ICOMOS NZ. ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value, Wellington, ICOMOS, 2010. https://icomos.org.nz/wp-content/uploads/2016/08/NZ_Charter.pdf

offence to modify, damage or destroy an archaeological site without an authority from Heritage New Zealand.

Category 2 Historic Place

14. The List identifies New Zealand’s significant and valued historical and cultural heritage places. It is maintained by Heritage New Zealand and was formerly known as the New Zealand Historic Places Trust Register of historic places, historic areas, wāhi tapu and wāhi tapu areas (the Register).
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 HNZPTA; 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).⁷
16. ‘Peter Cates Grain Store’ was entered on the Register on 26 November 1981 as a ‘C’ classification historic place.⁸ Following the introduction of the Historic Places Act 1993 all ‘C’ and ‘D’ classifications on the Register entered under section 35 of the Historic Places Act 1980 became Category 2 historic places.⁹
17. The entry on the List summarises the heritage significance of Cates Grain Store as follows:

The Grain Store (Former) building at 229 West Street, Ashburton, built in the late nineteenth century, stands as a good example of

⁷ Heritage New Zealand Pouhere Taonga, *Statement of General Policy: The Administration of the New Zealand Heritage List/Rārangi Kōrero*, p.4

⁸ Board Minutes, HP315/1981, 26 November 1981 and Buildings Classification Committee paper HP191/1981, p.8, Heritage New Zealand Pouhere Taonga

⁹ Heritage New Zealand Pouhere Taonga, *Annual Information 2018: Heritage Covenants, Heritage Orders, National Historic Landmarks/Ngā Manawhenua o Aotearoa me ōna Kōrero Tūturu, the New Zealand Heritage List/Rārangi Kōrero*, 29 January 2019, p.9

Ashburton's past and current links with the agricultural industry. It has architectural value in its distinctive style, particularly with its curved roof, and an interior which features considerable amounts of native timber, including kauri. It has historical significance for its associations with the early grain and seed industry.¹⁰

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'.¹¹
19. A technical change on this Listing was undertaken in February 2018 and approved by a committee of the Heritage New Zealand Board on 8 March 2018.¹² This technical change clarified the extent of the Listed historic place as 'part of the land described as Sec 193 Town of Ashburton (RT CB15K/1325), Canterbury Land District and the building known as Grain Store (Former) thereon' (Figure 2). This defines the Listing as including the earliest part of the complex being the curved roof building at the eastern end of Section 193, fronting West Street. My statement of evidence addresses the heritage values of this original part of the Cates Grain Store as the remainder of the complex is beyond the extent of the entry on the List.

History of Cates Grain Store

20. I note that previous assessments have not been able to confirm a date of construction for Cates Grain Store. The original part of the building was erected on Town Section 193 which, with adjacent Town Section 192, was granted to hotelier and land speculator John William Oram in 1873.¹³ Town

¹⁰ 'Grain Store (Former)', List number 1807, New Zealand Heritage List/Rārangi Kōrero, <https://www.heritage.org.nz/the-list/details/1807> (updated 12th February 2018)

¹¹ Heritage New Zealand Pouhere Taonga, *Statement of General Policy: The Administration of the New Zealand Heritage List/Rārangi Kōrero*, policy 5.3; Heritage New Zealand Pouhere Taonga, *Advocating for the Conservation of Historical and Cultural Heritage Statement of General Policy for Heritage New Zealand Pouhere Taonga's Statutory Role of Advocacy*, policy 13.1

¹² HNZPT updates information in the List to maintain accuracy and consistency, and upgrades supporting information when necessary, to meet current standards and legal requirements. Heritage New Zealand Pouhere Taonga, *Statement of General Policy: The Administration of the New Zealand Heritage List/ Rārangi Kōrero*, policies 13.1-13.2

¹³ Record of Title, CB5/257 (Land Information New Zealand)

Section 193 was transferred to grain and produce merchants Jameson Brothers & Co. in April 1879. George Jameson, of the Christchurch firm, had moved to Ashburton in 1878 and operated a grain store on Oram's land.¹⁴ Jameson's first grain store at this site was badly affected by an outbreak of heavy rain in winter 1878, causing the piles to sink into the sodden ground.¹⁵

21. Jameson Brothers commissioned Christchurch architect Anthony Stubbs to design a new grain store at Ashburton and Stubbs invited tenders for a building contractor in August 1878.¹⁶ William Stocks was appointed as builder and works commenced in September 1878 by removing the remains of the earlier structure.¹⁷ The large grain store was designed to have a 'circular' single span roof clad in corrugated iron and was anticipated to be 'the largest roof in Canterbury unsupported by pillars'.¹⁸ The grain store was completed in early February 1879 (Figure 3).¹⁹ At its completion the building measured 100 feet long by 70 feet wide (30.48 x 21.34 metres) and fronted West Street with 'a bold and very substantial appearance'.²⁰ It was built on concrete foundations and contained two storeys. A railway siding ran through the centre of the ground floor with hatchways above for hoisting grain to the floor above. The upper storey was supported by 'massive storey posts and stout beams'.²¹ From these sprang 'the laminated ribs which carry the large circular roof, the whole of the store being roofed in by a single span, and covered with corrugated iron'.²² The benefit of this design was the open and uninterrupted storage area allowed by the absence of pillars on the upper storey. The single span roofline also provided some resistance to the wind and at the time of its completion the building was noted to have withstood

¹⁴ *G R Macdonald Dictionary of Canterbury Biographies*, 1952-64, J60, Canterbury Museum, <http://collection.canterburymuseum.com/search.do?highlight=17> (accessed 6 May 2019); *Ashburton Herald*, 22 January 1879, p.2

¹⁵ *Star*, 7 June 1878, p.2

¹⁶ *Lyttelton Times*, 17 August 1878, p.7

¹⁷ *Lyttelton Times*, 12 September 1878, p.2

¹⁸ *Press*, 12 September 1878, p.2

¹⁹ *Lyttelton Times*, 8 February 1879, p.4

²⁰ *Lyttelton Times*, 8 February 1879, p.4

²¹ *Lyttelton Times*, 8 February 1879, p.4

²² *Lyttelton Times*, 8 February 1879, p.4

‘the severe test of the late gales’.²³ It was further noted as ‘a creditable addition to the architecture of Ashburton’.²⁴

22. The Jameson Brothers partnership dissolved in 1880 and George Jameson entered into partnership with Albert Roberts, taking ownership of the Ashburton grain store in March 1880.²⁵ The partnership between Jameson and Roberts dissolved in 1883 and the grain store was offered for sale by auction.²⁶ By that time the building was described as a warehouse and grain store covering Town Section 193 fronting West Street and extending to the western adjacent section, Town Section 194 which ran perpendicular to the original building and fronted Burnett Street (Figure 2).²⁷ The floor plan of Cates Grain Store in 1883 provided ‘a Warehouse and Grain Store, 198 feet long, one part of it 70 feet and the other 82 feet wide’. ‘Convenient and well-arranged offices’ were also included, in the portion of the building fronting West Street.
23. It is clear from this that the original grain store built in 1879 was soon extended and adapted to meet the needs of the growing business and the booming grain industry. Heritage New Zealand’s List entry details the chronology of owners of the building from the 1890s through to Peter Cates Ltd. who owned and operated the grain store until 2015 when it was purchased by the current owners.²⁸ The building continued to be adapted throughout the 19th and 20th century to meet changing needs. The evolution of the building is part of the story of both the businesses that occupied it and the grain industry it served.

²³ *Lyttelton Times*, 8 February 1879, p.4

²⁴ *Lyttelton Times*, 8 February 1879, p.4

²⁵ *Lyttelton Times*, 3 April 1880, p.1; Record of Title, CB5/257 (Land Information New Zealand); *G R Macdonald Dictionary of Canterbury Biographies*, 1952-64, J60, Canterbury Museum, <http://collection.canterburymuseum.com/search.do?highlight=17> (accessed 6 May 2019)

²⁶ *Press*, 10 March 1883, p.3

²⁷ This must be distinguished from the grain store built for Friedlander Brothers on the corner of Burnett and West Street. Friedlander’s grain store was situated on Town Section 192 and the land was held in separate ownership and occupation from Town Section 194 since 1877. Record of Title, CB23/76 (Land Information New Zealand).

²⁸ ‘Grain Store (Former)’, List number 1807, New Zealand Heritage List/Rārangi Kōrero, <https://www.heritage.org.nz/the-list/details/1807> (updated 12th February 2018); Records of Title, CB39/327 and CB15K/1325 (Land Information New Zealand).

Physical Description

24. The current dimensions of Cates Grain Store (being the original building fronting West Street) correspond with the building as described in 1879 (Figure 4). The distinctive single span curved roof in corrugated iron has been retained and is a key heritage feature of the building and the streetscape it occupies. The ground floor façade is considerably altered and little, if any, heritage fabric is identifiable. I concur with Ms May's analysis of heritage fabric on this principal façade, notably the central sash window with fixed side panes and arched air vent on the upper level of the façade. The flag pole and iron cladding may also be original.
25. The interior of the original grain store building is dominated by the network of massive timber posts and beams that correspond with the description of the building in 1879. On the ground floor the original timber floor boards have been replaced with concrete, and the railway lines were presumably removed at the time of this alteration. A timber stair case leads to the upper storey and an incorporated sack slide remains in situ. The upper storey appears to retain much of its original form and fabric with curved timber trusses, timber flooring, mostly original sheet iron and arched roof. The central section of roofing iron has been replaced but this does not detract from the overall heritage values and aids the watertightness of the building. Temporary timber props currently support the arched trusses, interrupting the formerly open space.

Significance Assessment

26. I have undertaken an assessment of significance under the Section 66(1) of the *HNZPTA*²⁹:
- (a) **Archaeological significance or value** As a standing 19th century building built on the site of an earlier building, Cates Grain Store has archaeological value. It has the potential to provide physical evidence relating to the activities that occurred at this place,

²⁹ For the relevant sections of the Heritage New Zealand Pouhere Taonga Act 2014 see Appendix 1: Significance Assessment Information.

including the potential for evidence of the earlier structure built at this location.

- (b) **Architectural significance or value** Cates Grain Store has architectural significance and makes a significant contribution to the West Street streetscape for its distinctive form and as a sole remnant of the agricultural warehouses that lined this part of West Street. These grain stores and warehouses became ‘the most characteristic feature of Ashburton’s architecture’.³⁰ The building was designed by an architect, Anthony Stubbs, who worked in the office of Frederick Strouts, Christchurch and later for the Public Works and Railway Departments.³¹ The building’s distinctive curved roof was noted at the time of its construction. Built in 1878 to 1879, Cates Grain Store is among the earliest extant buildings in the Ashburton District.
- (c) **Historical significance or value** Cates Grain Store has high historical significance as a tangible link with the agricultural industry upon which the prosperity of Ashburton district was founded.³² Grain processing flourished in Canterbury from the 1880s, served by the railway network to transport goods. The proximity to the railway of this building, and the other grain stores and warehouses that formerly lined this corridor, was directly attributable to the success of these businesses. The alterations to the building over time reflects the evolution of the industry and changes to business requirements.
- (d) **Technological significance or value** The form of Cates Grain Store with its curved roof enclosing the upper storey is technologically significant in its original form as an uninterrupted open span to allow maximum storage capacity. This was innovative at the time of its construction for the span of the roof without support from

³⁰ W. H. Scotter, *Ashburton: A History of Town and Country*, [Ashburton]: Ashburton Borough and County Councils, 1972, p.112

³¹ Sun, 15 May 1918, p.9

³² *The Cyclopaedia of New Zealand* [Canterbury Provincial District], Christchurch 1903, URL: <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d6-d64-d1.html>

pillars or columns. There may also be technological significance in the laminated timber beams used to support the curved roof and the methods for connecting these to the timber frame of the building.³³

Group A, Heritage Schedule, Ashburton District Plan

27. The date of construction of 1878-79 corresponds closer with the construction date of 1877 that Ms May noted was recorded by Ashburton District Council.³⁴ In my view this early date may account for the Group A categorisation when the building was entered on the Heritage Schedule of the Ashburton District Plan. Group A heritage buildings are places considered to be of 'national or regional importance' and any demolition of a Group A item is a non-complying activity.³⁵ As one of Ashburton's earliest extant buildings, in my opinion it is appropriately scheduled as a Group A item on the Ashburton District Plan to avail it of the highest level of protection under that plan.

HERITAGE NEW ZEALAND'S APPROACH TO THE ADAPTIVE REUSE OF HERITAGE BUILDINGS

28. As Area Manager Canterbury/West Coast I have delegated authority for decision making in relation to resource consent matters relating to Category 2 historic places on the List. It is also my role to implement and oversee our organisational strategy and policy direction in relation to the conservation of heritage within the Canterbury/West Coast region. My statement of evidence on the principles of the adaptive reuse of heritage buildings reflects this position.
29. One of Heritage New Zealand's functions is to advocate for the protection of any Listed historic place.³⁶ When a heritage building is demolished it results in an irrevocable loss of heritage values. As an alternative to demolition, there

³³ Annexure 11, 2.8.1

³⁴ Annexure 11, 2.6.4

³⁵ Ashburton District Plan, Operative (25 August 2014), Appendix 12-1, Policy 12.1I and clause 12.6.1

³⁶ Heritage New Zealand Pouhere Taonga Act 2014, section 13(1)(c)

are several options available that retain varying degrees of heritage elements, ranging from complete preservation to adaptive reuse.³⁷ Whilst they are not always appropriate in all situations, the retention of some, if not all, heritage elements is preferable (and in my view, more appropriate) than the total loss of heritage values, which is the inevitable result of a complete demolition.

30. The ICOMOS (NZ) Charter establishes a set of guiding principles for cultural heritage conservation. The Charter is an internationally recognised benchmark for conservation standards and practice as is widely used in the New Zealand heritage sector.
31. Principle 8 of the ICOMOS (NZ) Charter encourages that 'where the use of a place is integral to its cultural heritage value, that use should be retained'. Proposals for new uses 'should be compatible with the cultural heritage value of the place' and 'should have little or no adverse effect on the cultural heritage value'.
32. Principle 17 of the ICOMOS (NZ) Charter also sets out 'Degrees of intervention for conservation purposes'. These range from least to greatest degree of intervention:
 - (i) preservation, through stabilisation, maintenance, or repair;
 - (ii) restoration, through reassembly, reinstatement, or removal;
 - (iii) reconstruction; and
 - (iv) adaptation.
33. The Charter guides that preference should be given to proposals that present the least degree of intervention. In my view any of these degrees of intervention are preferable to total demolition.
34. Heritage New Zealand acknowledges that keeping a building in regular use is the most effective form of preservation. For most of New Zealand's heritage building stock, adaptation to a use that differs from its historical use is

³⁷ See Principle 17, ICOMOS (NZ) Charter

appropriate.³⁸ This not only enables a building to be kept in regular maintenance and economic use, but allows new stories to be added to the continuum of a building's life. This practice is referred to as adaptive reuse.

35. Heritage New Zealand's policy is to support proposals for adaptive reuse that are sympathetic to heritage values and fabric. In advocating for heritage protection mechanisms within district plan provisions, Heritage New Zealand's policy is to encourage 'local authorities to provide incentives for heritage protection, including... relaxation of planning provisions to facilitate adaptive reuse where such a relaxation would lead to a better heritage outcome'.³⁹ Ms Rykers' statement of evidence speaks to the relevant provisions in the Ashburton District Plan.
36. Particularly in the wake of the 2010-11 Canterbury earthquake sequence and the demand to repair and strengthen earthquake prone buildings throughout New Zealand, Heritage New Zealand has demonstrated a pragmatic response to proposals for adaptive reuse of heritage buildings.
37. Adaptive reuse is not a measure of last resort when considering future options for heritage buildings. Adaptive reuse not only preserves and promotes the heritage values of a particular building, but can also promote the value of heritage in our towns and cities. For instance, conversion of industrial buildings to hospitality, retail or residential has the potential to not only extend the economic life of the individual building, but also opens the building to an expanded audience thereby promoting an appreciation for heritage in general.
38. The warehouse precinct of Dunedin is often cited as an example of effective adaptive reuse. Situated in an area south of The Octagon is a cluster of 19th century warehouse and commercial buildings that had fallen derelict as businesses and industry declined in Dunedin through the 20th century. Over the past decade private developers have acquired these buildings, restored and strengthened them and converted them to new uses such as residential

³⁸ *Heritage Redesigned*, p.2

³⁹ Heritage New Zealand Pouhere Taonga, *Advocating for the Conservation of Historical and Cultural Heritage Statement of General Policy for Heritage New Zealand Pouhere Taonga's Statutory Role of Advocacy*, policy 3.1

apartments, hospitality and smaller scale office and shop spaces. Through this process the buildings and surrounding precinct is not only revitalised but the occupants, visitors and local residents gain a greater understanding and appreciation of the city's past. As one developer, Lawrie Forbes, put it: 'Dunedin is coming of age – it's rediscovering its past'.⁴⁰

39. *Heritage Redesigned: Adapting historic places for contemporary New Zealand* provides case studies of buildings which have successfully been restored and adapted for new economic uses.⁴¹ These include churches, hotels, educational buildings and a number of factories and industrial buildings. One of these, the 1870s Landing Service Building (Former) in Timaru (Category 1 historic place) was strengthened and upgraded in 2009-10. It is currently tenanted with the Te Ana Ngāi Tahu Rock Art Centre, Speight's Ale House, Timaru i-Site Visitor Information Centre, office space and a function centre. In 2011 the manager of Timaru i-Site stated that the 'iconic' building was in itself an attraction and benefitted their business: 'It's a great building because it actually brings people to us, to come and have a look'.⁴²
40. A more recent local example of adaptive reuse is Woods Mill, in Addington, Christchurch (Category 2 historic place) (Figure 5). After an earlier redevelopment project had faltered, a new owner has recently completed a project to structurally upgrade and repair the earthquake damaged complex. The four-storey mill building and adjacent grain store have been converted to office spaces, restaurants and residential apartments.⁴³ The structural upgrade has involved the use of new materials including the insertion of an internal steel frame and the replacement of a fallen brick gable end with a glass section.
41. Working in an environment with understandable aversion to seismic risk, Heritage New Zealand has demonstrated a pragmatic approach to proposals

⁴⁰ Sally Blundell, 'Revival of the Fittest', *Heritage New Zealand*, issue 134, Spring 2014, pp.10-15, p.13

⁴¹ *Heritage Redesigned*

⁴² *Heritage Redesigned*, p.10

⁴³ Liz McDonald, 'Rescue of track at last as buyers sign up for major heritage redevelopment', Press, 29 June 2018 (<https://www.stuff.co.nz/the-press/business/the-rebuild/105100306/rescue-on-track-at-last-as-buyers-sign-up-for-major-heritage-redevelopment>)

to introduce new materials in the repair and strengthening of heritage buildings. In some instances this is unobtrusive such as a structural steel concealed within and behind heritage fabric in the Great Hall of the Arts Centre of Christchurch (Category 1 historic place). In another recent example at the Midland Club (Former), Christchurch (Category 2 historic place) an internal steel frame is partially visible throughout the interior of the building as an effective (and reassuring) means to structurally upgrade the unreinforced masonry building (Figure 6). In both instances this has allowed the buildings to resume performing a useful, economic function and allow for safe occupation of these spaces, whilst retaining important heritage features.

42. Having regard to Ms Rykers' statement of evidence, it is my view that under the relevant rules in the Ashburton District Plan there are a range of possible uses for Cates Grain Store.
43. Heritage New Zealand finds it useful to engage early with owners/developers on plans to restore or adaptively reuse listed heritage buildings.⁴⁴ Through this we can help incorporate identified heritage elements and values into redevelopment plans. Heritage New Zealand has no record of any proposal to reuse this building from the current owners or their agents.

ARCHAEOLOGICAL AUTHORITY

44. As at least part of this building was erected prior to 1900 it meets the definition of an archaeological site under section 6(a) of the HNZPTA. Archaeological sites are protected under the HNZPTA and under the provisions of the Act it is an offence to modify, damage or destroy an archaeological site without an authority from Heritage New Zealand.
45. Under section 52(1) of the HNZPTA, Heritage New Zealand may include any conditions when granting an authority. In relation to this, archaeological recording is a typical condition where a pre-1900 building is to be demolished. Recording levels are commensurate with the archaeological and other relevant heritage values of a building or structure. These range from

⁴⁴ Heritage New Zealand Pouhere Taonga, *Advocating for the Conservation of Historical and Cultural Heritage Statement of General Policy for Heritage New Zealand Pouhere Taonga's Statutory Role of Advocacy*, policy 4.1

Level 1 (including measured drawings, comprehensive photography and written description of elements of the interior and exterior) to Level 3 (including outline measured drawings, written description of the building and limited photography).⁴⁵ Given the significance of this early agri-industrial building, should an archaeological authority application for demolition be granted, the highest level of recording is likely to be required as a condition of the authority.

46. Any disturbance to the surface of the soil will also require archaeological investigation to ensure that archaeological remains are identified, and recorded, investigated, sampled, analysed and reported on in accordance with current archaeological practice.
47. Any archaeological work required, for example as a condition of an authority, will incur costs and should be factored into proposals for site clearance and redevelopment. From my observation, the costs of archaeological work are often underestimated in project planning.

CONCLUSION

48. Cates Grain Store is highly significant as a remnant building of a former precinct of grain stores and warehouses that lined this portion of West Street. Built in 1879 the building is among the earliest extant buildings in the Ashburton District. It has architectural significance as a remnant of this cluster of buildings which once gave Ashburton its special character. Cates Grain Store has technological significance in the curved roof which was noted as technologically advanced at the time of its construction and remains distinctive today.
49. Cates Grain Store is a Category 2 historic place on the List. Due to its age and significance within the district, in my opinion it is appropriately scheduled as a Group A item on the Ashburton District Plan.

⁴⁵ Heritage New Zealand Pouhere Taonga, *Guidelines for investigation and recording of buildings and standing structures*, Archaeological Guidance Series No. 1, Wellington: Heritage New Zealand Pouhere Taonga, 2018, <https://www.heritage.org.nz/protecting-heritage/archaeology/archaeological-guidelines-and-templates>

50. Heritage New Zealand would strongly support a proposal for the adaptive reuse of Cates Grain Store with sympathetic treatment of significant heritage features.

Christine Whybrew

Dated 10 May 2019



Figure 1. Eastern elevation, Cates Grain Store, Ashburton (List no. 1807), 17 April 2019, C. Whybrew (Heritage New Zealand Pouhere Taonga)

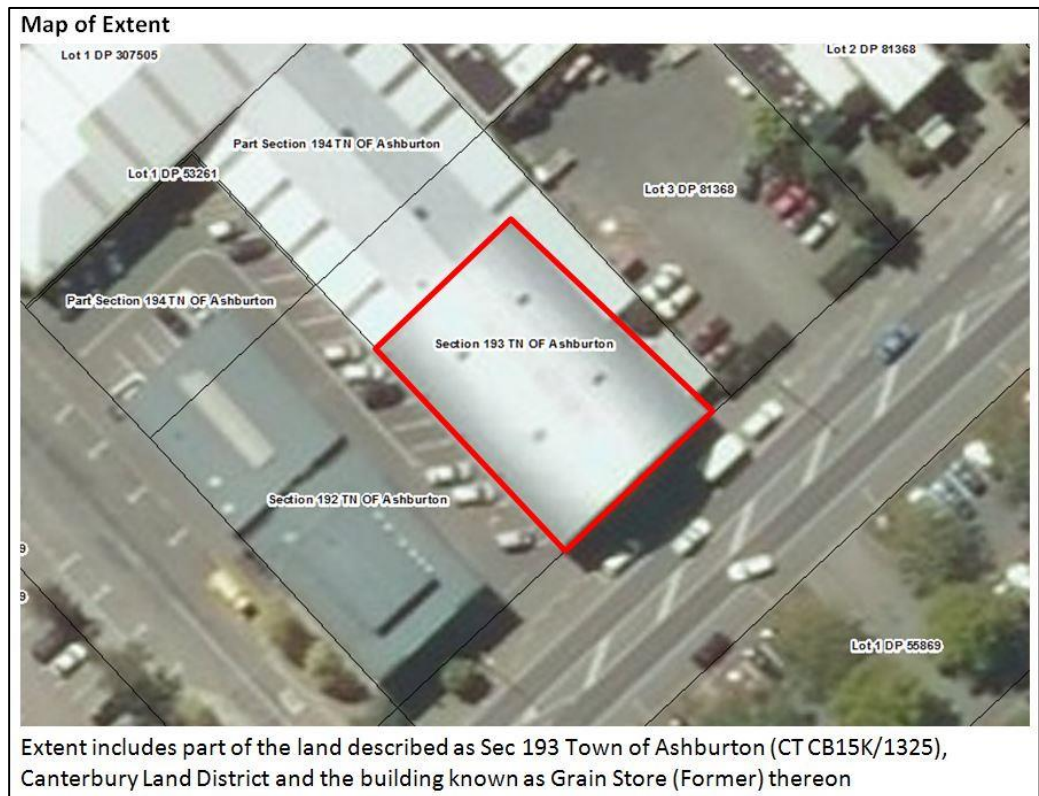


Figure 2. Map of extent from Robyn Burgess, 'Summary Report, Grain Store (Former), ASHBURTON (List No. 1807)', information upgrade report for Heritage New Zealand Pouhere Taonga, 12 February 2018, p.8

**MESSRS JAMESON BROTHERS' AND CO.'S
NEW GRAIN STORE.**—The very large and commodious grain store which has been for some time in course of erection in West street, Ashburton, has now been completed, and handed over to the proprietors. The building, which contains two floors, and covers nearly a quarter of an acre of ground, has been designed and carried out by Mr A. Stubbs, architect, of Christchurch. The front has a bold and very substantial appearance. There is a line of rails running through the centre of the building, over which are hatchways for hoisting grain, &c., to the upper floor. This floor, which is 100ft long by 70ft broad, is supported by massive storey posts and stout beams, from which spring the laminated ribs which carry the large circular roof, the whole of the store being roofed in by a single span, and covered with corrugated iron. The building has firmly stood the severe test of the late gales, and is a creditable addition to the architecture of Ashburton.

Figure 3. *Lyttelton Times*, 8 February 1879, p.4



Figure 4. Latest aerial imagery from Canterbury Maps showing approximate dimensions of original building, Cates Grain Store (in feet).



Figure 5. Woods Mill, Christchurch, 14 February 2019, Heritage New Zealand Pouhere Taonga photograph. Showing interior of four-storey mill building following structural upgrade (note steel cross beam).



Figure 6. Midland Club (Former), Christchurch, 24 April 2018, Heritage New Zealand Pouhere Taonga photograph. Showing visible steel frame within interior spaces.

Appendix 1: Significance Assessment Information

Part 4 of the Heritage New Zealand Pouhere Taonga Act 2014

Chattels or object or class of chattels or objects (Section 65(6))

Under Section 65(6) of the Heritage New Zealand Pouhere Taonga Act 2014, an entry on the New Zealand Heritage List/Rārangi Kōrero relating to a historic place may include any chattel or object or class of chattels or objects –

- a) Situated in or on that place; and
- b) Considered by Heritage New Zealand Pouhere Taonga to contribute to the significance of that place; and
- c) Proposed by Heritage New Zealand Pouhere Taonga for inclusion on the New Zealand Heritage List/Rārangi Kōrero.

Significance or value (Section 66(1))

Under Section 66(1) of the Heritage New Zealand Pouhere Taonga Act 2014, Heritage New Zealand Pouhere Taonga may enter any historic place or historic area on the New Zealand Heritage List/Rārangi Kōrero if the place possesses aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological, or traditional significance or value.

Category of historic place (Section 66(3))

Under Section 66(3) of the Heritage New Zealand Pouhere Taonga Act 2014, Heritage New Zealand Pouhere Taonga may assign Category 1 status or Category 2 status to any historic place, having regard to any of the following criteria:

- a) The extent to which the place reflects important or representative aspects of New Zealand history
- b) The association of the place with events, persons, or ideas of importance in New Zealand history
- c) The potential of the place to provide knowledge of New Zealand history
- d) The importance of the place to tangata whenua
- e) The community association with, or public esteem for, the place
- f) The potential of the place for public education
- g) The technical accomplishment, value, or design of the place
- h) The symbolic or commemorative value of the place
- i) The importance of identifying historic places known to date from an early period of New Zealand settlement
- j) The importance of identifying rare types of historic places
- k) The extent to which the place forms part of a wider historical and cultural area

Additional criteria may be prescribed in regulations made under this Act for the purpose of assigning Category 1 or Category 2 status to a historic place, provided they are not inconsistent with the criteria set out in subsection (3)

Additional criteria may be prescribed in regulations made under this Act for entering historic places or historic areas of interest to Māori, wāhi tūpuna, wāhi tapu, or wāhi tapu areas on the New Zealand Heritage List/Rārangi Kōrero, provided they are not inconsistent with the criteria set out in subsection (3) or (5) or in regulations made under subsection (4).

NOTE: Category 1 historic places are 'places of special or outstanding historical or cultural heritage significance or value.' Category 2 historic places are 'places of historical or cultural heritage significance or value.'