

7. HERITAGE GRANT APPROVAL – 145-152 HIGH STREET, HIGHPARA APARTMENTS

General Manager responsible:	General Manager Strategy and Planning
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PURPOSE OF REPORT

1. The purpose of this report is to consider a heritage incentive grant application for maintenance of 145-152 High Street, Highpara Apartments Christchurch.

EXECUTIVE SUMMARY

2. 145-152 High Street, Highpara Apartments is a Group 4 listed building constructed in 1900 in the Commercial Classic style. The three storey building is one of a number of listed items on High Street which contribute significantly to the streetscape of the inner city. In the late 1980s the first and second floors of the building were converted to residential use, providing 27 warehouse-style apartments. Attachment 1 provides a Statement of Heritage Significance for the Duncan’s Buildings; the Highpara Apartments form a part of this complex of buildings.
3. This grant application is for the exterior repainting of the timber and metal items of the brick facade fronting onto Poplar Lane. Council staff have been involved in discussions over an appropriate colour scheme.
4. The work for which grant funding is being sought includes in the contractor’s specification methods that would not be deemed best practice for conservation or heritage items. Council staff would require use of alternative methods.
5. **Costs for conservation**, including maintenance works are outlined in the table below

Particulars	Cost
Exterior repainting	\$39,962
Total heritage-related works	\$39,962

6. Heritage Incentive Grants Policy

The Operational Guidelines for the Policy provide for a grant of up to 30 % of the total heritage related costs for a Group Four heritage building.

Proposed heritage grant (20%)	\$7,992
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FINANCIAL IMPLICATIONS

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	08/09
Annual Budget	\$595,000
Carried Forward from Previous year	\$714,683
Total Budget including carry-forwards	\$1,309,683
Total Grant funds paid	\$259,795
Total Grant fund commitment	\$747,764
Balance of 08/09 funds	\$302,124
Fund approval for Piko Wholefoods	\$10,090
Fund approval for 2 Cunningham Terrace	\$26,228
Fund approval for Acland House	\$27,876
Fund approval for Cashmere Church	\$ 5,824
Fund approval for 68 Manchester St	\$ 8,357
Fund approval for Hi Para Apartments	\$ 7,992
Total Available Funds 08/09	\$215,757

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

8. Yes. The Heritage Incentive Grant budget is an annual fund provided for in the 2006-16 LTCCP.

LEGAL CONSIDERATIONS

9. Limited Conservation Covenants are required under the Heritage Conservation Policy for properties receiving Heritage Incentive Grants of \$5,000 or more. A Limited Heritage Conservation Covenant of not less than 5 years is recommended for this property.

Have you considered the legal implications of the issue under consideration?

10. Yes. Covenants are a more comprehensive form of protection of the buildings because they are registered against the property title, ensuring that the protection of the Council's investment is protected

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

11. Yes. The Heritage Incentive Grant budget is an annual fund provided for in the 2006- 2016 LTCCP.

LEGAL CONSIDERATIONS

12. Conservation Covenants are required under the Heritage Conservation Policy for properties receiving Heritage Incentive Grants of \$5,000 or more. A Limited Covenant should be registered against the property title for a period of not less than 5 years to ensure that no demolition or partial demolition can occur.

Have you considered the legal implications of the issue under consideration?

13. Yes. Covenants are a more comprehensive form of protection of the buildings because they are registered against the property title, ensuring that the protection of the Council's investment is protected.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

14. The Heritage Incentive Grants Scheme is aligned to the Community Outcome 'An Attractive and Well-designed City'. This provides for, among other things, ensuring *"our lifestyles and heritage are enhanced by our urban environment"*. The success measure is that *"our heritage is protected for future generations"*. Heritage Incentive Grants contribute towards the number of protected heritage buildings, sites and objects, which is the measure under the outcome.
15. One of the objectives under the Strategic Direction Strong Communities provides for *"protecting and promoting the heritage character and history of the city"* (Goal 7).
16. One of the objectives under the Strategic Direction Liveable City is to *"Maintain and enhance the quality of development, and renewal of the city's built environment, by protecting Christchurch heritage buildings and neighbourhood character"*. (Goal 4)
17. 'City Development Activities and Services' aims to help improve Christchurch's urban environment, among other things. One activity under City Development provides for Heritage Protection, which requires the Council to *"provide leadership, advocacy, resources, grants and conservation covenants to conserve and rehabilitate heritage items"*. One of Council's contributions is to ensure the city's heritage is protected for future generations. The Council provides information, advice and funding for city heritage and heritage conservation, and will be expected to continue to do so, as part of its objective to retain heritage items.

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

18. Yes.

ALIGNMENT WITH STRATEGIES

19. Alignment of the requirement for Heritage Incentive Grants and Conservation Covenants stems from the Heritage Conservation Policy which in turn is relevant to:

Greater Christchurch Urban Development Strategy (UDS)

Heritage development projects provide opportunities for increased commercial and residential activity in the City while at the same time enhancing the heritage townscape. The UDS considers heritage as an integral part of Christchurch and an aspect of growth management provided for is through the protection, maintenance and enhancement of heritage.

Christchurch City Plan

Heritage redevelopment projects are consistent with the Heritage provisions of the City Plan: Volume 2, Section 4, City Identity, Objective 4.3 Heritage Protection provides for objectives and policies in relation to Heritage protection. It recognises that Christchurch is a cultural and tourist centre, a role mainly dependent on its architectural, historic and scenic attractions. Much of its distinctive character is derived from buildings, natural features, other places and objects which have over time, become an accepted part of the cityscape and valued features of the City's identity ... Protection of heritage places includes cultural, architectural, ... areas of character, intrinsic or amenity value, visual appeal or of special significance to the Tangata Whenua, for spiritual, cultural or historical reasons. This protection may extend to include land around that place or feature to ensure its protection and reasonable enjoyment. A heritage item may include land, sites, areas, buildings, monuments, objects, archaeological sites, sacred sites, landscape or ecological features in public or private ownership.

Banks Peninsula District Plan

Heritage protection is consistent with the Cultural Heritage provisions of the Banks Peninsula District Plan. These are detailed in chapter 14, Cultural Heritage, Objective 1, and Policies 1A and 1B, p.74.

Central City Revitalisation Strategy

Inner city Heritage improvement projects are consistent with the vision for the Central City to cultivate a distinct identity that is unique to the city's environment and culture. This strategy places particular emphasis on the heritage of our Central City. The Christchurch Central City contains over half of the city's entire heritage assets.

New Zealand Urban Design Protocol

Heritage projects improve the quality and design of the urban environment by protecting the heritage of the city, which is stated in the Protocol as being an attribute of successful towns and cities. The Limited Covenants will contribute towards the implementation of the New Zealand Urban Design Protocol of March 2005 of which the Council is a signatory body.

Heritage Conservation Policy

Heritage Incentive Grants are provided for under section 8 of the Heritage Conservation Policy. The Heritage Conservation Policy aligns with the Community Outcome "An attractive and Well-designed City" through the indicator "Number of heritage buildings, sites and objects."

Heritage Conservation Policy is aligned with Council's Strategic Directions, Strong Communities Goal 7: "*Celebrate and promote Christchurch's identity, culture and diversity by protecting and promoting the heritage character and history of the city.*" and Liveable City Goal 4 of: "*Maintain and enhance the quality of development, and renewal of the city's built environment by protecting Christchurch heritage buildings and neighbourhood character.*"

The Heritage Grants Policy is aligned with the ICOMOS New Zealand Charter 1993 for the Conservation of Places of Cultural Heritage Value, which the Council has adopted. The concept of places incorporates landscape, buildings, archaeological sites, sacred places, gardens and other objects. ICOMOS considers that countries have a "general responsibility towards humanity" to safeguard their heritage for present and future generations.

Do the recommendations align with the Council's strategies?

20. Yes.

CONSULTATION FULFILMENT

21. There is no requirement for community consultation for Heritage Incentive Grants or covenants.

STAFF RECOMMENDATION

It is recommended that the Heritage Grants and Covenants Committee approve:

- (a) A Heritage Incentive Grant of up to \$7,992 for conservation and maintenance works for the Group 4 heritage building at 145-152 High Street, Highpara Apartments, subject to compliance with the agreed scope of works and certification of works upon completion.
- (b) That payment of this grant is subject to the applicant entering a Limited Heritage Conservation Covenant for a minimum period of 5 years, with the signed covenant having the Council seal affixed prior to registration against the property title.
- (c) That payment of this grant is conditional on the specifications proposed in the application being modified in line with best practice conservation methodologies.