

3. HERITAGE GRANT APPROVAL – 2 CUNNINGHAM TERRACE, LYTTELTON

General Manager responsible:	General Manager Strategy and Planning
Officer responsible:	Programme Manager, Liveable City, Carolyn Ingles
Author:	Ceciel DelaRue, Team Leader Urban Design and Heritage

PURPOSE OF REPORT

1. The purpose of this report is to consider a Heritage Incentive Grant application for 2 Cunningham Terrace, Lyttelton.

EXECUTIVE SUMMARY

2. Cunningham Terrace is an early colonial dwelling built in 1874 for Peter Cunningham after whom the street is named. Cunningham was a land owner and grain exporter and was a founder member of the Lyttelton Harbour Board and an original share holder in the Canterbury Club. He occupied the dwelling at Cunningham Terrace until 1878 and during this time also purchased Peacock Wharf in Lyttelton.
3. Cunningham Terrace is an elegant two storey triple gabled colonial timber dwelling with decorative finials and bargeboards. It is in near original form though there has been some replacement of the original rusticated weather boards and in internal and external modifications to the west. One south window has been replaced and decorative window hoods added to the south (principal) facade. The modifications that have been made are reversible and the original elements are able to be reinstated.
4. The dwelling is one of four properties built in a similar style in Lyttelton – the two on the Bridle Path Road were demolished in the 1960s, one remains in St David’s Street but has been extensively modified and 2 Cunningham Terrace remains the only extant property in near original condition.
5. The building is listed in Appendix IV, Schedule of Notable Buildings, Objects and Sites, in the Banks Peninsula District Scheme. Under the Criteria for inclusion in the Schedule 2, Cunningham Terrace is listed for its:
 - (a) *Historical Significance – The building, object or area has a strong association with significant people or events, or is important as a reflection of social patterns of its time;*
 - (b) *Architectural Significance – The building, object or area is a notable example of a particular style of architecture or period or display.*
6. **Scope of works**

A summary of conservation, maintenance and Building Code compliance works include:

- (a) Replacement of the existing roof;
- (b) Exterior Repainting of the dwelling;
- (c) Replacement of guttering, spouting and down pipes;
- (d) Replacement of rotted weather boards, rotted window and structural frames; replication and reinstatement of verandah brackets, and conservation and maintenance of other external elements;
- (e) Replication and reinstatement of a window on the principal facade.

7. **Costs for conservation**, are outlined in the following table:

Scope of Works	Costs
Replacement of the roof	\$10,720
Exterior repainting	\$ 17,550
Replacement of guttering, spouting and down pipes	\$ 2,787
Replacement of boards, structural frames, and external elements	\$ 53,870
Replication and reinstatement of a window on the principal facade	\$2,500
Total heritage related works	\$87,427

8. Urgent maintenance work was required to replace rotted load bearing timber frames and weather boards. These repairs were undertaken following a site visit to confirm the urgent nature of the work and approve the repair methods. This component of the grant funding is therefore retrospective.

9. **Heritage Incentives Grants Policy**

The Operational Guidelines for the Policy provide for a grant up to 30% of the total heritage related costs for a Group 3 heritage building.

Proposed heritage grant (30%)	\$26,228
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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
Total Available Funds 08/09	\$265,806

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 2006-16 LTCCP.

LEGAL CONSIDERATIONS

12. Full Conservation Covenants are required under the Heritage Conservation Policy for properties receiving Heritage Incentive Grants of \$50,000 or more. The applicant has requested that the Council enter into a Full Conservation Covenant to be registered against the property title.

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

Do the recommendations align with the Council's 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.

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 Policies

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

Heritage Conservation Policies are 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 RECOMMENDATIONS

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

- (a) A Heritage Incentive Grant of up to \$26,228 for conservation and maintenance work for the listed heritage property at 2 Cunningham Terrace, Lyttelton, subject to compliance with the agreed scope of works and certification of works upon completion.
- (b) That Council enters into a Full Conservation Covenant under s 77 of the Reserves Act, with the signed covenant having the Council seal affixed prior to registration on the property title in accordance with the Heritage Incentives Grants Policy.