

## 6. HERITAGE GRANT APPROVAL – 68 MANCHESTER STREET

<b>General Manager responsible:</b>	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 68 Manchester Street, Christchurch.

### EXECUTIVE SUMMARY

2. 68 Manchester Street is a Group 3 listed commercial building designed by architect Samuel Farr in 1877. The two storey building is one of a number of listed items on Manchester Street which contribute to the low rise classical streetscape of the area, and its corner site on a major inner city thoroughfare gives the building landmark significance. The ornate detailing of the building, including the round headed sash windows, key stones, pilasters and cornice frieze, and its attribution to Samuel Farr, give the building architectural significance. Attachment 1 provides a Statement of Heritage Significance.
3. This application was first discussed with Council staff six months ago, however urgent maintenance works were required to ensure a commercially viable adaptive reuse. The scope of works was agreed in advance and the works monitored by heritage staff as they progressed. This grant funding application is therefore being made retrospectively.

Staff are recommending retrospective funding be considered because the works undertaken have both enhanced the architectural and heritage values of 68 Manchester Street and the wider street scape, and ensured the ongoing economic viability and use of the building.

4. The works for which grant funding is being sought include the repair and repainting of the facade of the portion of the building fronting Manchester Street. The existing colour was replaced with a more appropriate heritage scheme which emphasised the architectural detailing of the building. The redundant fire escape was removed, and the original shop front was repaired and restored. The second shop front, which had been modified in the past, was replaced with an historically accurate reconstruction to reinstate the appearance of the original facade of the heritage building.
5. **Scope of works and costs for conservation**, including code compliance, reinstatement and maintenance works are outlined in the table below

Particulars	Cost
Exterior repair and repainting	\$8,430.37
Repair, restoration & reinstatement of shop fronts	\$16,533.62
Exterior retiling	\$1,122.68
Resource consent fees	\$700
<b>Total heritage-related works</b>	<b>\$26,786</b>

### 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 Three heritage building.

<b>Proposed heritage grant (15% tiling, 30% conservation works)</b>	<b>\$8,357</b>
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## FINANCIAL IMPLICATIONS

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	08/09
<b>Annual Budget</b>	<b>\$595,000</b>
<b>Carried Forward from Previous year</b>	\$714,683
<b>Total Budget including carry-forwards</b>	\$1,309,683
<b>Total Grant funds paid</b>	\$259,795
<b>Total Grant fund commitment</b>	\$747,764
<b>Balance of 08/09 funds</b>	<b>\$302,124</b>
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
<b>Total Available Funds 08/09</b>	<b>\$223,749</b>

### 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 2006-2016 LTCCP.

## LEGAL CONSIDERATIONS

9. 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?

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. The owners of 68 Manchester Street have indicated they are willing to sign a 15 year Limited Heritage Conservation Covenant.

## ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

11. 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.
12. 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).
13. 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)
14. '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?**

15. Yes.

**ALIGNMENT WITH STRATEGIES**

16. 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 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?**

17. Yes.

**CONSULTATION FULFILMENT**

18. There is no requirement for community consultation for Heritage Incentive Grants or covenant consents.

**STAFF RECOMMENDATION**

It is recommended that the Heritage Grant and Covenant Committee approve:

- (a) A Heritage Incentive Grant of up to \$8,357 for the conservation, reinstatement and maintenance works for the Group 3 heritage building at 68 Manchester Street, subject to compliance with the agreed scope of works and a certificate of completion..
- (b) That payment of this grant is subject to the applicant entering a Limited Heritage Conservation Covenant for a minimum period of 15 years, with the signed covenant having the Council seal affixed prior to registration against the property title.