

5. HERITAGE GRANT APPROVAL - CASHMERE HILLS PRESBYTERIAN CHURCH, 2 MACMILLAN AVENUE

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 the Cashmere Hills Presbyterian Church, 2 MacMillan Ave, Cashmere.

EXECUTIVE SUMMARY

2. The Cashmere Hills Presbyterian Church was designed by Cecil Wood in 1926 with the supervision and working drawings being undertaken by RSD Harman. It was constructed in 1929. Additions were made to the building by R J Seward in 1960-61. Built of Port Hills basalt with a slate roof the church building reflects the influence of the Arts and Crafts movement. Adjacent to the Church is a timber hall and the former presbytery which are not listed items in the City Plan and are not intended to be included within the scope of the covenant. A survey plan will need to be prepared.
3. The Cashmere Hills Presbyterian Church, 2 McMillan Ave, is a heritage item listed in Group 3 of the Christchurch City Council's proposed City Plan. Group 3 items "... include buildings, places and objects which are of regional or metropolitan significance, the protection of which is seen as important where this can be reasonably achieved".
4. The building is registered as a Category II Historic Place by the New Zealand Historic Places Trust Pouhere Taonga. The Statement of Heritage Significance is included as Attachment 1.

5. Scope of works

A summary of conservation and maintenance works include:

- (a) Conservation and restoration of five stained glass windows in the sanctuary and installation of protective glass shields to the north and east facing windows
 - (b) Repairs to Oamaru facings around windows, doors and caps on columns including replacement of putty around south window
 - (c) Replacement of guttering and repairs to roof valleys at Vestry and sanctuary end of Church
 - (d) Repairs and maintenance to basement area at north-west end
6. **Costs for conservation**, are outlined in the table below.

Scope of Works	Costs
Repairs to windows and installation of protective glass shields	\$5,798
Repairs to Oamaru facings and columns	\$ 7,200
Replacement of guttering and repairs to roof	\$ 2,950
Repairs and maintenance of basement area	\$ 3,465
Total heritage related works	\$19,413

7. Urgent maintenance work was required to replace guttering and undertake repairs to the roof at the Vestry and sanctuary end of the Church. 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 approval is therefore retrospective.
8. **Heritage Incentives Grant 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%)	\$5,824
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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
Total Available Funds 08/09	\$232,106

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

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

LEGAL CONSIDERATIONS

11. Limited Conservation Covenants are required under the Heritage Conservation Policy for properties receiving Heritage Incentive Grants of between \$5,000 and \$49,999.

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

12. 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

13. 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.
14. 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).
15. 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)
16. '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?

17. Yes.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

18. 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.

The Heritage Conservation Policy

The 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."

The 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?

19. Yes.

CONSULTATION FULFILMENT

20. 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 approve:

- (a) A Heritage Incentive Grant of up to \$5,824 for conservation and maintenance work for the Group 3, Cashmere Hills Presbyterian Church at 2 McMillan Ave, subject to compliance with the agreed scope of works, agreement on a survey plan, and certification of the works upon completion.
- (b) That payment of this grant is subject to the applicant entering a Limited Conservation Covenant for a minimum period of twenty years, with the signed covenant having the Council seal affixed prior to registration against the property title.