

HERITAGE GRANTS AND COVENANTS COMMITTEE AGENDA

TUESDAY 2 JUNE 2009

AT 2.30PM

IN THE NO 3 COMMITTEE ROOM ROOM, CIVIC OFFICES

Elected Member Representation:	Councillor Helen Broughton (Chair), Councillors Barry Corbett, David Cox, Claudia Reid and Mike Wall
Staff Representation:	Michael Theelen, Carolyn Ingles, Neil Carrie, Robert O'Connor
General Manager Responsible:	Mike Theelen Telephone: 941 8281
Committee Adviser:	Warren Brixton Telephone: 941 8439

INDEX

1. APOLOGIES
2. HERITAGE GRANT APPROVAL – PIKO WHOLEFOODS, 229 KILMORE STREET
3. HERITAGE GRANT APPROVAL – 2 CUNNINGHAM TERRACE, LYTTELTON
4. HERITAGE GRANT APPROVAL – ACLAND HOUSE, 85 PAPANUI ROAD
5. HERITAGE GRANT APPROVAL – CASHMERE HILLS PRESBYTERIAN CHURCH, 2 MACMILLAN AVENUE
6. HERITAGE GRANT APPROVAL – 68 MANCHESTER STREET
7. HERITAGE GRANT APPROVAL – 145-152 HIGH STREET, HIGHPARA APARTMENTS
8. HERITAGE GRANT APPROVAL – ADDINGTON PRISON, 338 LINCOLN ROAD
9. COVENANT CONSENT FOR WARNER'S HOTEL, 50 CATHEDRAL SQUARE

1. APOLOGIES

2. HERITAGE GRANT APPROVAL – PIKO WHOLEFOODS, 229 KILMORE STREET

General Manager responsible:	General Manager Strategy and Planning
Officer responsible:	Programme Manager, Liveable City, Carolyn Ingles
Author:	Urban Design Architect, Brendan Smyth

PURPOSE OF REPORT

1. The purpose of this report is to obtain approval for a Heritage Incentive Grant for Te Whanau Trust, Piko Wholefoods Co-operative, 229 Kilmore Street.

EXECUTIVE SUMMARY

2. The Piko Wholefoods Co-operative building is a two storey brick structure built in 1905 at the corner of Kilmore Street and Barbadoes Street in the central city. Principal features include a symmetrical 3 bay south facade facing Kilmore Street with a metal bull-nose verandah on relatively simple metal posts. There is also a substantial brick parapet with stone capping. The Barbadoes Street elevation has a recessed arched entry and a first floor balcony with arched brickwork. The principal building component is masonry, largely brick but with some stone, with other elements made in timber and cast iron. Attachment 1 is a statement of significance for the original building.
3. The building has a City Plan Group 3 listing. The building is significant in particular for its historical, social, architectural, group, and landmark heritage values. The architecture includes polychromatic decorative brickwork with lighter coloured bricks and stone used as edgings to the arched openings and around windows and doors. There are also a pair of horizontal brickwork bands at first floor level and stone bands around the building defining the first floor and the roof level. The building also contains unusual architectural features in the form of a first floor arcade with an ornate metal balustrade. The Barbadoes Street entrance includes decorative tile-work to the floor and a lead lighted doorway. The building is a two storey solid, landmark structure which gives strong definition to the street corner. The building is part of a group of buildings around this road junction that have links back to the establishment of commercial activity in this part of the city.
4. The work that the applicant is seeking grant support for will ensure the future protection and continuing use of this significant heritage building. The application meets all the criteria for a grant as provided in the Heritage Incentive Grants Policy – Operational Guidelines. The application relates only to the 1905 building and not to the recent extension and ancillary buildings. A survey plan will be required to identify the scope of the covenant which relates to the original brick building but not to the recent extension.
5. **Scope of works**
A summary of conservation, maintenance and Building Code compliance works include:
 - (a) External remedial maintenance to the brickwork walls and parapets;
 - (b) Stone-work repairs and maintenance;
 - (c) Re-painting of the timber components of the facade;
 - (d) Repair or replacement of existing timber sash windows;
 - (e) Repairs to the bull-nose verandah roof and support structure;
6. **Costs for conservation**, including code compliance and maintenance works are outlined in the table below:

Particulars	Cost
Repairs to external masonry	\$21,330
Repairs to verandah and general exterior work including windows	\$6,864
Exterior painting	\$5,439
Total heritage related works	\$33,633

2 Cont'd

7. **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.

Proposed heritage grant (30%)	\$10,090
--------------------------------------	-----------------

FINANCIAL IMPLICATIONS

8.

	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
Total Available Funds 08/09	\$292,034

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

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

LEGAL CONSIDERATIONS

10. 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 a minimum of twenty years to ensure that no demolition or partial demolition can occur.

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

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

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

12. 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.

13. 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).

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.

2 Cont'd

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 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."

2 Cont'd

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 covenants.

STAFF RECOMMENDATION

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

- (a) A Heritage Incentive Grant of up to \$10,090 for conservation and maintenance work for the Group 3 heritage building at 229 Kilmore Street Road 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.

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

3 Cont'd

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
--------------------------------------	-----------------

FINANCIAL IMPLICATIONS

10.

	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)

3 Cont'd

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.

3 Cont'd

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.

4. HERITAGE GRANT APPROVAL – ACLAND HOUSE, 85 PAPANUI ROAD

General Manager responsible:	General Manager Strategy and Planning
Officer responsible:	Programme Manager, Liveable City, Carolyn Ingles
Author:	Principal Advisor Heritage and Urban Design, Neil Carrie

PURPOSE OF REPORT

1. The purpose of this report is to consider a heritage incentive grant application for Acland House at 85 Papanui Road.

EXECUTIVE SUMMARY

Acland House 85 Papanui Road

2. Acland House was constructed c1893 and is the Christchurch Girls' High School Hostel. It was named after the Chairman of the School Board when the Hostel was instituted in 1921. The building is listed as a Group Three heritage building in the City Plan. The Hostel is a substantial two storey residence facing Papanui Road with a number of Queen Anne style features. The construction is of timber framing and weatherboards with a slate roof. Attachment 1 provides a Statement of Heritage Significance.
3. The conservation and maintenance works include roofing and sash window repairs, and external repainting. The application for this grant was received prior to the works commencing however urgent maintenance works were required to the roof and the use of Acland House as the Christchurch Girls' High School Hostel made it necessary for the work to be scheduled outside of term time. These works were undertaken following agreement to the scope of works and repair methods, and staff made a number of site visits to monitor the works as they progressed. The works have now been completed and consideration by the Committee is therefore retrospective. A survey plan will be required as the covenant should relate to the heritage building and not to the whole site.
4. **Costs for conservation**, including maintenance works are outlined in the table below

Particulars	Cost
Roof Repairs	\$22, 500
External Re-painting	\$45,000
Sash window maintenance	\$ 9,620
Scaffolding	\$15,800
Total costs heritage-related works	\$92,920

5. **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.

Proposed heritage grant (30%)	\$27,876
--------------------------------------	-----------------

FINANCIAL IMPLICATIONS

6.

	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
Total Available Funds 08/09	\$237,930

4 Cont'd

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

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

LEGAL CONSIDERATIONS

8. 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 twenty years to ensure that no demolition or partial demolition can occur.

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

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

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

10. 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.
11. 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).
12. 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)
13. '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?

14. Yes.

ALIGNMENT WITH STRATEGIES

15. 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.

4 Cont'd

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

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."

Heritage Conservation Policy 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?

16. Yes.

CONSULTATION FULFILMENT

17. There is no requirement for community consultation for Heritage Incentive Grants or Covenants.

4 Cont'd

STAFF RECOMMENDATION

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

- (a) A Heritage Incentive Grant of up to \$27,876 for conservation and maintenance work for the Group 3 heritage building, Acland House, at 85 Papanui Road, subject to agreement on a survey plan, 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 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.

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

General Manager responsible:	General Manager Strategy and Planning
Officer responsible:	Programme Manager Liveable City, Carolyn Ingles
Author:	Principal Advisor Heritage and Urban Design, Neil Carrie

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
--------------------------------------	----------------

5 Cont'd

FINANCIAL IMPLICATIONS

9.

	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.

5 Cont'd

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.

5 Cont'd

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.

6. HERITAGE GRANT APPROVAL – 68 MANCHESTER STREET

General Manager responsible:	General Manager Strategy and Planning
Officer responsible:	Programme Manager, Liveable City, Carolyn Ingles
Author:	Heritage Conservation Projects Planner, Victoria Bliss

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
Total heritage-related works	\$26,786

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.

Proposed heritage grant (15% tiling, 30% conservation works)	\$8,357
---	----------------

6 Cont'd

FINANCIAL IMPLICATIONS

7.

	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
Total Available Funds 08/09	\$223,749

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.

6 Cont'd

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."

6 Cont'd

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.

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

General Manager responsible:	General Manager Strategy and Planning
Officer responsible:	Programme Manager, Liveable City, Carolyn Ingles
Author:	Heritage Conservation Projects Planner, Victoria Bliss

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
--------------------------------------	----------------

FINANCIAL IMPLICATIONS

7.

	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

7 Cont'd

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.

7 Cont'd

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."

7 Cont'd

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.

8. HERITAGE GRANT APPROVAL – ADDINGTON PRISON, 338 LINCOLN ROAD

General Manager responsible:	General Manager Strategy and Planning
Officer responsible:	Programme Manager, Liveable City, Carolyn Ingles
Author:	Principal Advisor Heritage and Urban Design, Neil Carrie

PURPOSE OF REPORT

1. The purpose of this report is to consider an addition to the previously approved grant funding for Addington Prison, 338 Lincoln Road.

EXECUTIVE SUMMARY

2. Addington Prison is a Group 2 heritage building constructed in 1872 and currently intended for use as back packers accommodation. The Statement of Heritage Significance is included at Attachment 1.
3. In June 2008, the Committee approved a grant of \$50,238 for maintenance, and restoration works on the exterior, roof structure, floors, ceilings and external painting of the prison building.

4. **Scope of Works and costs for conservation**

The applicant has requested a further grant for the installation of protective glass to one cell to provide for the conservation and protection of pencil drawings on the cell walls. The total cost for the protective glass is \$8,798.

Scope of works	Costs
Installation of protective glass	\$8,798

5. **Heritage Incentive Grants Policy**

The Operational Guidelines for the Policy provide for a grant of up to 40 % of the total heritage related costs for a Group Two heritage building.

Proposed heritage grant (40%)	\$3,519
--------------------------------------	---------

FINANCIAL IMPLICATIONS

6.

	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
Fund approval for Addington Prison Glass	\$ 3,519
Total Available Funds 08/09	\$212,238

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

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

8 Cont'd

LEGAL CONSIDERATIONS

8. 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. A full conservation covenant has already been approved as part of the existing grant funding.

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

9. 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

10. 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.
11. 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).

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)

12. '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?

13. Yes.

ALIGNMENT WITH STRATEGIES

14. 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.

8 Cont'd

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.

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?

15. Yes.

CONSULTATION FULFILMENT

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

STAFF RECOMMENDATION

It is recommended that the Heritage Grants and Covenants Committee approve a Heritage Incentive Grant of up to \$3,519 for the installation of protective glass for the pencil drawings on one cell wall for the Group 2 heritage building at 338 Lincoln Road, Addington Prison, subject to compliance with the agreed scope of works and certification of the works upon completion

9. COVENANT CONSENT FOR WARNER'S HOTEL, 50 CATHEDRAL SQUARE

General Manager responsible:	General Manager Strategy and Planning
Officer responsible:	Programme Manager Liveable City, Carolyn Ingles
Author:	Principal Advisor Heritage and Urban Design, Neil Carrie

PURPOSE OF REPORT

1. To consider an application for consent under the covenant for alterations to Warner's Hotel, at 50 Cathedral Square.

EXECUTIVE SUMMARY

2. Warners Hotel at 50 Cathedral Square had the original balustraded parapet and triangulated pediment to Cathedral Square removed for safety and seismic reasons a considerable number of years ago. The remaining exposed top of the external wall is unable to support a substantial parapet. Previously approved works to Warners Hotel by the Accor Group as a result of the addition of a new accommodation building included the intention to replicate the balustraded parapet and triangular pediment in a similar form but of a lower height and in light-weight materials.
3. The original proposal was to form the parapet from polystyrene and plaster which, at the time of application for approval under the covenant consent, was technically achievable. Once detailed design and construction was underway it became clear that the costs of this parapet and pediment replication and the risks to the structural integrity of the remaining building would not make the original intention feasible.
4. Consent is required under the covenant for these alterations which will have an effect which is considered less than minor on the current heritage values of the hotel, but will ensure that Warner's continues to function as an inner city heritage hotel with an appropriate appearance to Cathedral Square. The statement of heritage significance is included at Attachment 1.

FINANCIAL IMPLICATIONS

5. There are no financial implications for Council.

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

6. Not applicable.

LEGAL CONSIDERATIONS

7. Covenant and resource consent approvals are required. The latter has been granted.

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

8. Consent for the works is required under the conservation covenant registered against the title of the property

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

9. Heritage protection 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 lifestyles and heritage are enhanced by our urban environment*".
10. 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, Objective 4).

9 Cont'd

11. 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, whereby Council provides *"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?

12. Yes.

ALIGNMENT WITH STRATEGIES

13. Alignment of the requirement for Conservation covenant consents and Conservation Covenants stems from the Heritage Conservation Policy

Heritage Covenants are provided for as a means of heritage protection under section 5.3 of the Policy

"The Council shall provide for and facilitate the use of conservation covenants under section 77 of the Reserves Act 1977 or other legal instruments to protect buildings, places and objects of heritage value listed in the Christchurch City Plan and/or the Banks Peninsula District Plan as applicable".

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 also 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."*

Do the recommendations align with the Council's strategies?

14. Yes.

CONSULTATION FULFILMENT

15. There is no requirement for consultation.

STAFF RECOMMENDATION

It is recommended that the Heritage Grants and Covenants Committee approve the application for a consent under the covenant for alterations that will have an effect considered to be less than minor to the existing external facade of Warner's Hotel, 50 Cathedral Square.