

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

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| 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 |

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.

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

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."*

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.