

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

<b>General Manager responsible:</b>	General Manager Strategy and Planning, DDI: 941 8281
<b>Officer responsible:</b>	Programme Manager, Liveable City
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### PURPOSE OF REPORT

1. The purpose of this report is to revoke the approval for 145-152 High Street, Highpara Apartments, Christchurch, approved by the Heritage Grants and Covenants Committee on 2 June 2009, and approve a new resolution to reflect a reduction in the grant value.

### EXECUTIVE SUMMARY

2. On 2 June 2009 the Heritage Grants and Covenants Committee approved a grant of \$7,992 for the exterior repainting of the timber and metal items of the brick facade fronting onto Poplar Lane of the Highpara Apartments. This was 20 per cent of the \$39,962 total heritage related works.
3. 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.
4. The Committee also resolved to approve:  
*(b) That payment of this grant is subject to the applicant entering a Limited Heritage Conservation Covenant for a minimum period of five years, with the signed covenant having the Council seal affixed prior to registration against the property title.*
5. The Body Corporate have subsequently written to Council staff to request that the grant funding figure be reduced to \$4,999, and the requirement for a Five Year Limited Heritage Conservation Covenant be removed. This is on the grounds that there are 21 individual units, under 10 unit holders, affected by the grant works and consequently requiring covenants.
6. When the grant application was originally made it was thought that, although there were a number of units affected by the grant works, it would be possible for the Body Corporate (BC) to hold the covenant registered against the entire building as they had made the application. However, subsequent to the Committee's approval, further discussions with LSU and the Chair and Secretary of the BC clarified that it would be necessary to register a covenant on each unit title individually. This would require some 21 covenants to be registered at the Council's expense; these covenants would have been 5 year limited covenants covering the external appearance only.
7. The Body Corporate have also now indicated that the Poplar Lane exterior repainting works for which their grant application was made are only the first stage of a larger programme of planned works, which will include repainting the High Street façade and roofing repairs. The Body Corporate will be seeking grant funding for these works over a 3-5 year period. They are aware that under the Operational Guidelines:  
*The Council discourages multiple small grants. Once a grant has been approved, in general a minimum of five cumulative years must elapse prior to a further Grant application being made. Where the total amount of multiple Grants exceeds the threshold level requiring the entering into a covenant, a covenant should be required.*
8. The Body Corporate are wishing to take up the funding for the works already completed, and to make a separate application for the larger programme of works. This will take them over the threshold for a covenant, and it will be necessary to discuss the implications of multiple covenants during the assessment and approval of this second grant application. The units and owners affected by the works already completed will not necessarily be affected by the second application or receive the benefit of any additional funding which may be obtained.

## **Heritage Incentive Grants Policy**

9. The Operational Guidelines for the Policy provide for a grant of up to 30 per cent of the total heritage related costs for a Group Four heritage building. It discourages multiple small grants.

### **FINANCIAL IMPLICATIONS**

10. If approved, there would be a reduction of \$2,993 against the commitments made in the 2008/09 financial year.

### **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 2009-19 LTCCP.

### **LEGAL CONSIDERATIONS**

12. Limited Conservation Covenants are required under the Heritage Conservation Policy for properties receiving grants of \$5,000 to \$49,999.

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

13. Yes. As a result of this proposal a covenant will not be a requirement of the grant approval.

### **Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?**

### **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*' (LTCCP 2009-19, page 50). 'Community Outcome 9. Development' provides for, among other things, ensuring "*our lifestyles and heritage are enhanced by our urban environment*" (page 54). One of the success measure is that "*Our heritage is protected for future generations*" (page 54). "*Progress will be measured using these headline indicators ... number of heritage buildings, sites and objects.*" (page 54). Heritage Incentive Grants contribute towards the number of protected heritage buildings, sites and objects, which is the measure under the outcome.
15. Within the 'Activities and Services' section of the LTCCP, is 'City planning and development' which aims to help improve Christchurch's urban environment, among other things. One of the activities included in 'City planning and development' is 'Heritage protection'. "*A city's heritage helps to sustain a sense of community identity, provides links to the past, and helps to attract visitors. The Council is committed to protecting the heritage of our city and works with developers, landowners and other stakeholders to conserve heritage buildings, areas and other items*" (page 187).
16. 'Heritage Protection', requires the Council to "*Research and promote the heritage of Christchurch and Banks Peninsula. Work with developers, landowners and other stakeholders to conserve heritage areas, buildings, and other items. Promote development that is sensitive to the character and heritage of the city and existing communities.*" (page 192). 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 2009-19 LTCCP?**

17. Yes.

## ALIGNMENT WITH 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 Peninsular 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. As noted above under the LTCCP heading, 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 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 RECOMMENDATION**

It is recommended that the Heritage Grants and Covenants Committee:

- (a) Revokes its resolution numbered (vi) of 2 June 2009 approving a heritage grant of \$7,992 in respect of the 142-152 High Street, Highpara Apartments.
- (b) Approves a Heritage Incentive Grant of up to \$4,999 for conservation and maintenance work for the Group 4 heritage building at 145-152 High Street, Highpara Apartments.
- (c) At such a time as the relevant unit owners or the body corporate of the Highpara Apartments building (as appropriate) are in a position to undertake further conservation and maintenance works, that they may make a second application to the Council for Heritage Incentive Grant funding on the basis that the \$4,999 approved under the above resolution shall be accounted for when determining the Council' s covenant requirements at that time.