

3. HERITAGE GRANT APPROVAL – 192 MOORHOUSE AVENUE, CHRISTCHURCH

General Manager responsible:	General Manager, Strategy and Planning Group, DDI: 941-8281
Officer responsible:	Programme Manager, Liveable City
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PURPOSE OF REPORT

1. The purpose of this report is to obtain approval for a Heritage Incentive Grant (HIG) for 192 Moorhouse Avenue.

EXECUTIVE SUMMARY

2. The Crown Hotel is located at the junction of Moorhouse Avenue and Montreal Street. It was designed in 1905-06 by local architect Joseph Clarkson Maddison who was noted for his commercial and industrial architecture. Maddison was born in Greenwich, England in 1850. He was articled to George Morris, a London Architect, for five years and set up professional practice in London for a short period before leaving for New Zealand. Maddison designed a number of hotels in Christchurch - notably Warner's, the Clarendon, the Carlton and the Crown, the latter two being the only extant hotels that were part of a number of like designs to provide accommodation for the 1906-07 International Exhibition.
3. The Crown Hotel was designed in a simple classical manner with round headed windows at ground floor level and square headed at first floor level and topped with a balustraded parapet. While most of the original fabric of the ground floor level has been removed over time, in general the form and detail of the first floor hotel rooms have remained. Later additions to provide storage and ablution facilities were made to the rear at ground floor level.
4. The Crown Hotel, 192 Moorhouse Ave, is listed in Group 2 of the Christchurch City Council's City Plan. Group 2 items "... include buildings, places and objects which are of national or regional importance the protection of which is seen as very important where this can be reasonably achieved."
5. The building is not registered by the New Zealand Historic Places Trust Pouhere Taonga (NZHPT).
6. The work that is being submitted for HIG funding has now been completed by the applicant. The initial HIG funding application was submitted to the Council prior to the work starting. The applicant has a tenant signed up for a substantial part of the building and has had to proceed with the work to ensure that this tenant is retained.
7. 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.

SCOPE OF WORK

8. A summary of conservation, maintenance and Building Code compliance works include:
 - (a) Partial demolition to the south side of the building to remove incongruous additions
 - (b) Seismic upgrade through the introduction of steel bracing
 - (c) Repair and re-painting of the components of the façades
 - (d) Fire upgrade to include fire separation barriers
 - (e) Repairs and restoration of floors and staircases
 - (f) Electrical rewire.

9. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Removal of south facing later additions and demolition and removal of interior ceilings and walls to allow for structural strengthening	\$9,961
Structural steel frames for seismic upgrade	\$82,277
Structural beams and frames for roof strengthening	\$18,144
Materials for seismic upgrade including reinforcing steel, concrete, concrete block work and all associated fittings and fixings	\$55,680
Labour for seismic upgrade	\$65,492
Fire safety upgrade: inserting fire rated ceilings and walls, installation of fire doors, reinstatement of original ceiling grilles in new fire rated ceiling, reinstatement of fireplace and chimney.	\$81,748
Labour for fire safety upgrade	\$27,375
Restoration, conservation (including reinstatement where required) of flooring, stairs, balustrades and handrails	\$35,469
Labour	\$19,419
Repairs to the south facade where addition removed, bricking in of later openings, refit of doors (50% of initial claim as this is new work required after removal of extension)	\$22,500
Rewiring after removal of ceilings and wall linings for seismic upgrade (50% of electrical work total of \$80,948 consistent with other HIG funding)	\$40,474
Restoration and conservation of exterior plasterwork and all original window frames and sills	\$19,465
Exterior painting including scaffolding	\$55,795
Total of conservation and restoration related work	\$533,799

10. In the case of electrical upgrade where there is a risk of damage to the heritage fabric through failure of these services, a portion of the work is considered appropriate for grant funding. In this case staff recommend that half of the cost of electrical works be considered for grant funding.
11. All work has received Building and Resource Consent approval; a temporary protection plan has been put in place for the work, the NZHPT have been consulted with respect to pre-application discussion, the resource consent process and have undertaken site visits; the colour scheme has been presented to the Council heritage team and agreed upon.
12. Demolition work is not normally funded but in this case 25% of the total of \$39,844 demolition costs has been allowed. This is primarily for the reason that the original form of building is now recreated and an unsightly addition has been removed.
13. Consistent with other HIG funding the repainting of the interior of the building following the completion of the seismic and fire upgrade will not be funded, (the initial claim was for \$36,261).
14. Labour cost in the above figures have been separated out by the applicant but would normally be included in the cost of undertaking the work and hence are eligible for HIG funding.

HERITAGE INCENTIVE GRANTS POLICY.

15. The Operational Guidelines for the Policy provide for a grant of up to 40 per cent of the total heritage related costs for a Group 2 heritage building. However, the interior of the building has been largely remodelled and very little of the original fabric remains intact on both the ground and the first floors. Large areas of new surface materials have been inserted on ceilings and walls. The seismic strengthening work undertaken is also not as sympathetic to the architecture of the building as it could have been given current best practice exhibited in other projects in the city (the Arts Centre and St Pauls Church). For these reasons, it is recommended that consideration be given to a grant of 20 per cent for the scope of works detailed above, on the provision that the owner enter into a Full Conservation Covenant.

Proposed heritage grant (20%)	\$106,760
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FINANCIAL IMPLICATIONS

	2009/10
Annual Budget	\$842,106
Commitment from previous year (St Paul's Presbyterian Church)	\$142,000
Total Grant funds committed year to date	\$60,913
Balance of 09/10 funds	\$639,193
Fund approval for 192 Moorhouse Avenue	\$106,760
Total Available Funds 2009/10	\$532,433

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

16. Yes. The Heritage Incentive Grant budget is an annual fund provided for in the 2009-19 LTCCP.

LEGAL CONSIDERATIONS

17. Limited Conservation Covenants are required under the Heritage Conservation Policy for properties receiving Heritage Incentive Grants of \$5,000 to \$49,999. A Full Covenant is required for grants of \$50,000 or more. In this case a Full Covenant should be registered against the property title to ensure that no demolition or partial demolition can occur.

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

18. 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

19. 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.
20. 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).

21. '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?

22. Yes.

ALIGNMENT WITH STRATEGIES

23. 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?

24. Yes.

CONSULTATION FULFILMENT

25. 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 **\$106,760** for conservation and maintenance work for the protected heritage building at 192 Moorhouse Avenue subject to compliance with the agreed scope of works and certification of the works upon completion.
- (b) That payment of this grant is subject to the applicant entering a Full Conservation Covenant with the signed covenant having the Council seal affixed prior to registration against the property title.