

5. HERITAGE INCENTIVE GRANT GREATER THAN \$100,000

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PURPOSE OF REPORT

1. The purpose of this report is to obtain approval for a Heritage Incentive Grant for the Public Trust Office, 152-156 Oxford Terrace.

EXECUTIVE SUMMARY

2. A retrospective Heritage Incentive Grant application has been received from the owners of the Public Trust Building at 152-156 Oxford Terrace. The building has a City Plan Group 3 listing and a Category II listing on the Historic Places Trust Register. The building is significant in particular for its historical, cultural, architectural, group, landmark and technological heritage values. The Statement of Heritage Significance is included as **Attachment 1**.
3. The five-storied neo-classical office building was designed by the architect Cecil Wood in 1922. He was a leading New Zealand architect between the wars. The building has a symmetrical facade on a substantial base with engaged columns and has an attic level on top. Facade details include recessed mid-section spandrels emphasising the verticality of the elevation and large windows between the columns. A significant interior feature of this building constructed of reinforced concrete, steel and marble is the entrance foyer, which will be restored to its original design. The building is one of a number of Public Trust offices built throughout New Zealand between the wars in a stripped classical style which was intended to convey an impression of stability and reliability. Its location on Oxford Terrace facing a broad area of river bank reserve gives this building prominence and especial landmark significance. Conservation works for this building are to restore the building more closely to its original design, including opening up the main interior chamber by removal of later alterations and sections of the mezzanine, exposing and restoring the original chamber ceiling and the street lobby.
4. A summary of conservation, maintenance and Building Code compliance works include:
 - (a) Remedial maintenance – also noting that the building has been poorly tenanted for some time
 - (b) Structurally strengthen the building to meet current code requirements
 - (c) Upgrade the fire safety compliance to meet current code requirements
 - (d) Conservation and restoration of the original staircase and stairwell
 - (e) Restoration, where possible and practicable, of the original steel window frames
 - (f) Conservation and restoration of the original ground floor banking chamber including the removal of alterations and mezzanine floor of the 1960s and 70s
 - (g) Conservation and restoration of the features of the original entrance lobby previously covered over in the 1960s-70s alterations
5. Costs for conservation, code compliance and maintenance works are outlined in the table below

Particulars	Cost
Earthquake strengthening	\$524,272
Fire Alarm and sprinkler system	\$156,368
Interior restoration	\$90,823
Total heritage-related works	\$771,463
Proposed grant (30%)	\$231,439

6. One-third of the works which are described above, have already been completed and the remainder are in progress. These retrospective circumstances are recommended as acceptable as the resource consents were approved on the basis of a detailed heritage assessment and advice from a recognised heritage conservation architect provided with the applications, and the provision of further advice with the construction and conservation works which are being monitored by the Council.
7. Approval is sought for a heritage incentive grant of \$231,439, subject to the applicant entering into a full conservation covenant and the affixing of the Council seal.

FINANCIAL IMPLICATIONS

8. An annual heritage grants budget is available to support citywide heritage maintenance and retention. Larger heritage renovation projects may cover more than one financial year. For these projects it is important that the recipient has confirmation that Council support will be provided for the length of the project before commencement. The 2008/09 grants budget available after adjustments for anticipated carry forwards is \$691,505. The grant request which is the subject of this report can be accommodated within the budget.

Annual Budget	08/09 \$595,000
Carried Forward from Previous year	\$787,829
Less Total Grant fund commitment 07/08 (grants approved, funding awaiting uplifting)	(\$691,324)
Total Available Funds 08/09	\$691,505
Public Trust grant payment - subject to approval	\$231, 439

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. A full conservation covenant is required under the Heritage Conservation Policy for listed heritage properties receiving heritage incentive grants of \$50,000 or more.

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

11. There are no further legal implications with regard to this grant.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

12. 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". Heritage incentive grants contribute towards the number of protected heritage buildings, sites and objects, which is the measure of 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, Objective 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, whereby the Council provides "leadership, advocacy, resources, grants and conservation covenants to conserve and rehabilitate heritage items". One of the 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

Do the recommendations align with the Council's 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 city scape and valued feature 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.

New Zealand Urban Design Protocol

Heritage redevelopment 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 retention of Heritage will contribute towards the implementation of the New Zealand Urban Design Protocol, to which the Council is a signatory.

Heritage Conservation Policies

Heritage Incentive Grants are provided for under the Heritage Incentive Grants Policy section of the Council's 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 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.*"

The Heritage Grants Policy is aligned with the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value, of which the Christchurch City Council is a signatory.

CONSULTATION FULFILMENT

17. There is no requirement for community consultation for heritage incentive grants.

THE OBJECTIVES

18. The objectives are to work in partnership with private investors for the betterment of Christchurch City at present and into the future. The Heritage Grants Scheme is an effective non-regulatory tool towards this end. Heritage is a significant factor in the tourism sector which is one of the city's main income generators. It is in the city's interests to preserve its heritage for economic and social reasons; it is thus in its interests to protect its investment towards this end by approving the grant.

STAFF RECOMMENDATION

It is recommended that the Council approve a heritage incentive grant to the Public Trust building of \$231,439, subject to a full conservation covenant being registered on the title in accordance with the Heritage Incentives Grants Policy, and the affixing of the Council seal.