

5. **HERITAGE INCENTIVE GRANT GREATER THAN \$100,000 - ST PAUL'S TRINITY PRESBYTERIAN CHURCH, 236 CASHEL STREET**

<b>General Manager responsible:</b>	General Manager Strategy and Planning, DDI 941-8281
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**PURPOSE OF REPORT**

1. The purpose of this report is to consider a heritage incentive grant for St Paul's Trinity Pacific Presbyterian Church, 236 Cashel Street.

**EXECUTIVE SUMMARY**

2. St Paul's Trinity Pacific Church was designed by architect Samuel Farr in 1876. The church is constructed of plastered brick in a classical style which may have been preferred for a non-conformist Presbyterian church. Principal features include the north entry facade strongly articulated with Doric columns and the twin domes which topped the portico and the landmark site on the corner of Cashel and Madras Streets.
3. The Church has a City Plan Group 1 listing and a Category I listing on the New Zealand 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**.
4. Heritage grants greater than \$100,000 require the approval of the Council. The proposed conservation, code compliance and maintenance works for St Paul's are extensive and will ensure the future protection and continuing use of this significant heritage building. The application provided extensive information and includes a Conservation Plan and condition report by a recognised conservation architect. The engineering consultants have taken Council advice on the seismic upgrade methods which will result in only minor intrusions to the building. The application meets all the criteria for a grant as provided in the Heritage Incentive Grants Policy – Operational Guidelines.

**Scope of Works**

5. A summary of conservation, maintenance and Building Code compliance works include:
  - (a) External remedial maintenance including the slate roof, lead domes, spouting and down pipes.
  - (b) Stone and plaster work maintenance.
  - (c) External limewash with enamel paint to entry doors.
  - (d) Replace electrical reticulation including switchboard, and replacement pilaster light fittings.
  - (e) Structurally strengthen the building to 60% to meet current building code requirements.
  - (f) Upgrade the fire safety compliance to meet current building code requirements.
  - (g) Repair or replace existing steel windows and re-glaze.
6. **Costs for conservation**, including code compliance and maintenance works are outlined in the table below:

<b>Particulars</b>	<b>Cost</b>
Earthquake strengthening	\$620,000
Fire sprinkler system	\$100,000
External maintenance	\$175,000
Window repair and glazing	\$214,000
Electrical reticulation and external heritage lighting	\$28,000
Slate, lead, and corrugated steel roof repairs, spouting and down pipes	\$139,000
<b>Total heritage-related works</b>	<b>\$1,276,000</b>

7. 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 and this proportion is included in the above costs of conversation.

**Heritage Incentive Grants Policy.**

8. The Operational Guidelines for the Policy provide for a grant of up to 50% of the total heritage related costs for a Group One heritage building.
9. As detailed above and in the statement of significance at Attachment 1, the Church has a City Plan Group 1 listing and a Category I listing on the New Zealand Historic Places Trust Register.
10. St Paul's has a cultural and spiritual value with a long history and has been a place of worship in Christchurch for 109 years.
11. The church occupies a landmark site on the corner of Cashel and Madras Streets. Contextual significance arises given the relation of St Paul's to other heritage listed places along Cashel Street and to Latimer Square. It is also within the proximity of the Catholic Cathedral on Barbadoes Street.
12. An extensive scope of works is proposed, including seismic upgrades, all of which are considered to be essential for 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.

<b>Proposed heritage grant (50%)</b>	<b>\$638,000</b>
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**FINANCIAL IMPLICATIONS**

13. Larger heritage renovation projects may cover more than one financial period. For these projects it is important that the recipient has confirmation that Council support will be provided before commencement, for the length of the project. The grant request of \$638,000 which is the subject of this report can be accommodated over four financial years thus: 2008/09 (\$212,238); 2009/10 (\$141,920.67); 2010/11 (\$141,920.67) and 2011/12 (\$141,920.67)

	<b>08/09</b>	<b>09/10</b>	<b>10/11</b>	<b>11/12</b>
<b>Annual Budget</b>	\$595,000	\$595,000	\$595,000	\$595,000
<b>Carried Forward from Previous year</b>	\$714,683			
<b>Total Budget including carry-forwards</b>	\$1,309,683			
<b>Total Grant funds paid</b>	259,795			
<b>Total Grant fund commitment</b>	\$1,049,888			
<b>Balance of 08/09 funds</b>	\$212,238			
Fund approval for St Paul's Trinity Church	\$212,238	\$141,920	\$141,920	\$141,920
Total \$638,000				
<b>Total Available Funds 08/09</b>	<b>\$000,000</b>			

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

14. Yes. The Heritage Incentive Grant budget is an annual fund provided for in the 2006-16 LTCCP. Heritage Grants are budgeted for on an annual basis via the LTCCP.

**LEGAL CONSIDERATIONS**

15. 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?**

16. 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**

17. 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.
18. 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).
19. 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?**

20. Yes.

**ALIGNMENT WITH STRATEGIES**

**Do the recommendations align with the Council's strategies?**

21. 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 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.

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 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 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 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.

#### **Do the recommendations align with the Council's strategies?**

22. Yes.

#### **CONSULTATION FULFILMENT**

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

#### **THE OBJECTIVES**

24. The objectives are to work in partnership with private investors for the betterment of Christchurch City at present and into the future. The Heritage Incentive 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:

- (a) Approve a heritage incentive grant of up to \$638,000 over four years to the St Paul's Trinity Pacific Presbyterian Church, 236 Cashel Street, subject to compliance with the agreed scope of works and certification of works upon completion.
- (b) Enter into a full conservation covenant under section 77 of the Reserves Act, in accordance with the Heritage Incentives Grants Policy, with the signed covenant having the Council seal affixed prior to registration on the property title.