



Christchurch City Council

HERITAGE GRANTS AND COVENANTS COMMITTEE AGENDA

TUESDAY 7 OCTOBER 2008

AT 2.30PM

IN THE CAMELLIA ROOM, GROUND FLOOR, CIVIC OFFICES

Elected Member Representation:	Councillor Helen Broughton (Chair), Councillors Barry Corbett, David Cox, Claudia Reid and Mike Wall
Staff Representation:	Michael Theelen, Carolyn Ingles, Neil Carrie, Robert O'Connor
General Manager Responsible:	Mike Theelen Telephone: 941 8281
Committee Adviser:	Warren Brixton Telephone: 941 8439

INDEX

1. APOLOGIES
2. DELEGATIONS
3. HERITAGE GRANTS AND COVENANTS
 - (I) CATHEDRAL SQUARE – FORMER CHIEF POST OFFICE
 - (II) 42 COLOMBO STREET – 1870'S DWELLING

1. APOLOGIES

2. DELEGATIONS

3(i). HERITAGE GRANT – FORMER CHIEF POST OFFICE

General Manager responsible:	General Manager Mike Theelen, DDI 941-8177
Officer responsible:	Programme Manager Liveable City
Author:	Neil Carrie

PURPOSE OF REPORT

1. The purpose of this report is to consider a heritage incentive grant application and covenant consent for conservation and maintenance of 15 - 31 Cathedral Square, the Former Chief Post Office.

EXECUTIVE SUMMARY**31 Cathedral Square, Former Chief Post Office**

2. The Former Chief Post Office is a Group 1 listed heritage building. It was constructed in 1877-79 as a two storey masonry building in the Italianate style, with richly textured ornamentation combining classical and Venetian Gothic elements. The building has been a key focal point in Cathedral Square since the time of construction. Only the façades are listed as the interior has been completely removed over time. Attachment 1 provides a Statement of Heritage Significance.
3. The grant application covers the following conservation and maintenance works, which relate to the two facades facing Cathedral Square and to roof repair.

4.

Scope of Works	Costs
External repair	\$ 14,500
External painting including cleaning of brickwork	\$ 68,000
Reglazing and window upgrading as required	\$ 2,050
Roof, downpipe and flashing repair	\$ 3,000
Total –Conservation and maintenance	\$ 87,550
Grant Approval (50%)	\$ 43,770

5. It is recommended that consideration be given to a grant of \$43,770 for the scope of works detailed above in line with the grants policy for a Group 1 heritage building. The building is already subject to a Conservation Covenant (2002). A covenant consent is also required to be approved by the Committee for these works to be undertaken.

FINANCIAL IMPLICATIONS

6. Heritage Grants are budgeted for on an annual basis via the LTCCP. 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 for the length of the project before commencement. The 2008/09 budget, including carry-forwards is \$1,309,683.

Annual Budget 08/09	\$ 595,000
Total 2007/08 budget (including carry-forwards)	\$ 1,309,683
Grants paid during the year to 22 September 2008	\$ 256,095
Funds approved waiting up-lifting	\$ 416,966
Grant approval request (\$43,770)	\$ 43,770
Available Funds	\$ 592,852

3(i) Cont'd

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

7. Yes. The Heritage Incentive Grant budget is an annual fund provided for in the 2006-16 LTCCP.

LEGAL CONSIDERATIONS

8. Full Conservation Covenants are required under the Heritage Conservation Policy for properties receiving Heritage Incentive Grants of \$50,000 or more. This property is already subject to a conservation covenant.

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

9. Yes. Covenants are a more comprehensive form of protection of the buildings because they are registered against the property title, ensuring that the protection of the Council's investment is protected.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

10. 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.
11. 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).
12. 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)
13. '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?

14. Yes

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

15. 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.

3(i) Cont'd

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 Policies

Heritage Incentive Grants are provided for under the Heritage Incentive Grants Policy, a section of the 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 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.

CONSULTATION FULFILMENT

16. There is no requirement for community consultation for Heritage Incentive Grants or covenant consents.

3(i) Cont'd

STAFF RECOMMENDATIONS

That the Committee resolves the following:

1. Approves a Heritage Incentive Grant of up to \$43,770 for conservation and maintenance work for the Former Chief Post office, a Group 1 heritage building at 31 Cathedral Square.
2. Approves a consent under the covenant for the conservation and maintenance works on the Former Chief Post Office.

BACKGROUND

17. The Council is bound by the obligations under the Resource Management Act 1991 and its subsequent amendments in 2003. This legislation provides for Heritage as a matter of national importance.
18. The budget currently allocates monies for grants to owners of heritage buildings, places and objects listed in the Christchurch City Plan and the Banks Peninsula District Plan. This is in recognition of the additional responsibility that maintaining and preserving such buildings can impose on their owners. Heritage Incentive Grants are made available as assessed by the criteria listed under the policy and each application is assessed on its merits and circumstances. City Plan ranked Heritage listings, Historic Places Trust Categories, or Banks Peninsula District Plan unranked listings of Notable Buildings are used as the main criteria in estimating a property's grant quantum, with the other criteria used as modifying influences. These other criteria, listed under the Council's Heritage Incentive Grants Policy Operational Guideline 2 – Criteria for Assessing Heritage Incentive Grant Applications are: the relative heritage value of the item, the contribution the project will make towards retaining the building, the degree to which the proposed works are consistent with conservation principles and practice of the ICOMOS (NZ) Charter, urgency of work, availability of funds, and whether previous Heritage Incentive Grant assistance has been given for the same property.

THE OBJECTIVES

19. 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 and 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 grants and covenants.

HERITAGE ASSESSMENT LISTED HERITAGE PLACE FORMER CHIEF POST OFFICE, 15 CATHEDRAL SQUARE

PHOTOGRAPH



STATEMENT OF HERITAGE SIGNIFICANCE

The former Chief Post Office is of heritage significance because of its long history as a Post Office, and as the site of the country's first telephone exchange. It is also a significant example of the work of notable New Zealand architect W.H.Clayton. Finally the building is an important landmark and an integral part of the heritage precinct in Cathedral Square.

The former Chief Post Office, functioned as the Chief Post Office for 113 years, is now the oldest building in Cathedral Square. Originally known as the Government Buildings, it housed the Immigration, Customs and Public Works departments in addition to the Chief Post Office. The foundation stone was laid on 14 May 1877 and the building, built at a cost of £ 1400, opened two years later.

In 1881 the first telephone exchange in New Zealand was installed in the building, where it remained until 1929. From 1913 when the Government Buildings opened on the other side of Cathedral Square, the Post Office was the main occupant of the Chief Post Office, although the Tourist Department was located there from until the 1950s.

The architect of the former Chief Post Office was W. H. Clayton. Clayton was born in Tasmania in 1823, and trained in Brussels. In 1863 he moved to Dunedin where he set up practise, and entered partnership with William Mason the following year. Mason and Clayton were two of the most prominent architects of the time in New Zealand, and were responsible for important buildings in Dunedin such as All Saints Church (1865) and The Exchange (former Post Office) (1865). They also designed the Colonial Museum in Wellington (1865). In 1869 Clayton was appointed as Colonial Architect, and was the only person to ever hold this title. In this capacity he designed Post and Telegraph offices, courthouses, customhouses, Government Department offices and ministerial residences. His Government Building in Wellington (1876) is the largest timber framed building in the Southern Hemisphere.

7. 10. 2008

- 7 -

Clayton died in Dunedin in 1877, before the Christchurch Chief Post Office was completed, leaving his senior assistant P. F. M. Burrows to take over as supervising architect. Burrows also designed the later addition to the west end of the north façade in 1907, which involved the extension of a third gabled bay to the western end of the north frontage.

The former Chief Post Office is a two storey masonry building in the Italianate style, with richly textured ornamentation combining classical and Venetian Gothic elements. Clayton has combined classical arched windows on the ground floor with Venetian pointed arches on the first floor. A clock tower with the British coat of arms rises above the main entrance.

In 1992 the interior was demolished in the course of the erection of the seven storey telecom building directly behind it, leaving only the original façade remaining today, and resulting in a reduction of heritage values.

The former Chief Post Office is part of a group of significant heritage buildings in Cathedral Square, including the Anglican Cathedral, the Press building, the Regent Theatre building, Warner's Hotel, the Lyttelton Times building and the Government Buildings. It is a significant and prominent inner city landmark on the south west corner of Cathedral Square.

The building is of technological and craftsmanship significance for its brick construction and architectural detailing.

Human activity recorded on the site prior to 1900 accords the place some archaeological significance.

REFERENCES:

CCC Heritage files

ASSESSMENT COMPLETED: 24.7.2008

AUTHOR: Amanda Ohs

PEER REVIEWED:

REVIEWER:

ASSESSMENT UPDATED: +.+.+

AUTHOR: +

3(II). CONSERVATION COVENANT – 42 COLOMBO STREET

General Manager responsible:	General Manager Mike Theelen, DDI 941-8177
Officer responsible:	Programme Manager Liveable City
Author:	Neil Carrie

PURPOSE OF REPORT

1. The purpose of this report is to consider the Council entering into a Conservation Covenant for the property at 42 Colombo Street under the Conservation Covenants for Non-Heritage Properties Policy.

EXECUTIVE SUMMARY**42 Colombo Street**

2. The house at 42 Colombo Street, built c1870 is of historical, social, architectural and aesthetic significance as a relatively intact example of a large house of the period, and a rare example of a two story house of this period constructed in brick. The setting includes a large front lawn with the house set well back from the street. 42 Colombo Street is a well known and admired landmark by the local community and those with an interest in its architectural history.
3. The owner wishes the property to remain intact, and has requested that the Council enters into a Full Conservation Covenant for its protection. The property has been assessed as meriting heritage listing in the City Plan, although that process has not been instigated. The owner has reviewed a Draft Conservation Covenant and agreed that she would accept a Full Conservation Covenant on the property. Attachment 1 provides a Statement of Heritage Significance. Attachment 2 is the Council Policy for Conservation Covenants for Non-Heritage Properties (27 June 2002).
4. No heritage incentive grant is applicable through this conservation covenant.
5. It is recommended that consideration be given to the Council entering into a conservation covenant with the owner of the property at 42 Colombo Street in line with the Policy adopted by Council.

FINANCIAL IMPLICATIONS

6. There are no financial implications other than the costs of a covenant preparation and registration if approved. The property is not eligible for a Heritage Incentive Grant as it is not currently listed heritage in the City Plan.

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

7. There are no budget implications apart from staff time and registration of a covenant.

LEGAL CONSIDERATIONS

8. The Council may enter into a covenant under its policy for Conservation Covenants on Non-Heritage properties.

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

9. Yes. Covenants are a more comprehensive form of protection of the buildings because they are registered against the property title, ensuring the continuing protection of the property.

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ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

10. The Policy is aligned with 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"*.
11. 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).
12. 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)
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Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

14. Yes

ALIGNMENT WITH STRATEGIES

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15. Alignment of the requirement for Conservation Covenants stems from the Heritage Conservation Policy which in turn is relevant to:

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3(ii) Cont'd

Heritage Conservation Policies

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CONSULTATION FULFILMENT

16. There is no requirement for community consultation for conservation covenants.

STAFF RECOMMENDATION

That the Committee resolves the following:

1. Approves a Conservation Covenant under the Council Policy for Conservation Covenants for Non-Heritage Properties (27 June 2002) for 42 Colombo Street and the affixing of the Council seal.
2. That the Committee express its thanks to the owner of 42 Colombo St for taking such civic action to preserve and protect a small but important piece of our city's heritage.

HERITAGE ASSESSMENT NON-LISTED LISTED HERITAGE PLACE DWELLING, 42 COLOMBO STREET

PHOTOGRAPHS



STATEMENT OF HERITAGE SIGNIFICANCE

The house at 42 Colombo Street, built c1870 is of historical and social significance due to its early and longstanding association with the Scott family of the successful and enduring Christchurch engineering firm, the Scott Bros.

The house had a number of early owners, and in 1886 the property transferred to John Lee Scott. Scott, his family, and later his descendants lived at the Colombo Street house which they referred to as 'Elvaston' for the next 55 years.

John Lee Scott and his brother George started an engineering business in Christchurch in the 1870s under the name Scott Brothers Ltd. Their other brothers, Moses and William soon joined the business which operated a foundry and engineering works from Durham (later Manchester) Street. Cast iron fuel ranges, steam engines, locomotives and bridges were among the items they manufactured. The ironwork on the house at 42 Colombo Street was likely a product of the Scott Bros. workshop. Scott Bros. Ltd. carried out a number of substantial contracts for the New Zealand government and pioneered the design and manufacture of coal ranges in New Zealand in the 1870s with their products such as the 'Atlas' and the 'New Record' becoming household names.

The business embarked upon the manufacture of electric ranges in 1931 followed by porcelain enamelled baths, kitchen sinks and other enamelled products such as street signs. Through the war years the company was engaged in the production of munitions including grenades, ammunition boxes and enamelled drinking mugs.

In addition to his involvement with the Scott Bros. business, John Lee Scott also took an active part in public affairs. The house ceased its association with the Scott family when it was sold to James O'Brien, a civil servant, in 1941. In 1955 Nunzia Wenborn owned and ran the home as a boarding house. The current owner, Audrey Chisnall, bought the house in 1967.

The place is of architectural and aesthetic significance as a relatively intact example of a large house of the period, and a rare example of a two story house of this period constructed in brick. The architect of the dwelling is unknown.

7. 10. 2008

- 12 -

The place is of technological and craftsmanship significance for its brick construction and decorative detailing.

42 Colombo Street is a well known and admired landmark by the local community and those with an interest in its architectural history. It is a recognised heritage icon in the northern Colombo Street area. It still retains a substantial area of grounds, with established gardens and mature trees, which provide a significant setting for the house.

The place is of archaeological significance because human activity is recorded on site prior to 1900.

REFERENCES:

CCC Heritage File

A Cavalcade of Progress, the seventy year story of Scott Bros. Ltd Supplement to the New Zealand Electrical Journal April 25, 1939

The Press

Cyclopaedia of New Zealand, 1903

ASSESSMENT COMPLETED: 29.11.2007

AUTHOR: Jenny May

PEER REVIEWED: 24.6.08

REVIEWER: Amanda Ohs

ASSESSMENT UPDATED: +.+.+

AUTHOR: +

Policy for Covenants for Non-Heritage Properties

13 June 2002

1. The Council acknowledges that some Christchurch buildings, places and objects have community and heritage values that deserve to be recognised through the provision of conservation covenants.
2. That the Council shall enter into conservation covenants which will conserve the significant community values of a property where these are consistent with one or more of the heritage criteria identified in the Christchurch City Plan.
3. The conservation covenant shall be prepared under S77 of the Reserves Act 1977 or as restrictive covenants on terms and conditions approved by the Legal Services Unit, at the Council's cost.
4. The conservation covenants shall be approved under the delegated authority of the Heritage Covenant Officer Subcommittee.