

2. HERITAGE GRANT APPROVAL – ‘ST. JOSEPHS’, 18 WINCHESTER STREET, LYTTELTON

General Manager responsible:	General Manager, Strategy and Planning Group, DDI: 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 for ‘St Josephs Catholic Church’ 18 Winchester Street, Lyttelton.

EXECUTIVE SUMMARY

2. ‘St Josephs Catholic Church’ was largely designed by the notable New Zealand architects Messrs Mountfort and Bury and constructed in 1865. The contractors for the interior woodwork and fittings were the England Brothers. It was the first Catholic church in Lyttelton and catered for a congregation of 400. East and west transepts were later added in the same style as the nave. From 1869 to 1921 the church also housed the Catholic school until the purpose built school was completed to the west of the church. The school was upgraded in the 1980’s but closed in 2008. The church is now the main cultural and social centre for the Catholic congregation and community in Lyttelton. The building is registered as Category II by The New Zealand Historic Places Trust and is listed in Schedule IV of the Banks Peninsula District Plan as a Protected Building.
3. The building was designed in the Plain Gothic style with polychromatic stonework from the Sumner Road and Governor’s Bay quarries. The building is a landmark structure sited relatively high up from the public road with stone steps leading up a steep bank to the main entrance. The entrance doors are built into a projecting porch with the south gable towering behind with a rose window and bell tower (although the bell has been removed). The building has a steeply sloping slate roof with stone parapets to the gable ends. Attachment 1 is a Statement of Heritage Significance for the building.
4. 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.
5. **Scope of works**
A summary of conservation, maintenance and Building Code compliance works include:
 - (a) Roofing repairs;
 - (b) Stonework repairs including replacement and/or repair of cracked stone (further investigation is required to establish the full extent, cause and required repairs to this component of the proposed works but a sum of up to \$12,000 is recommended as appropriate);
 - (c) Stonework re-pointing and cleaning;
 - (d) Removal of the existing protective glazing, repairs to the window surrounds and the installation of new protective glazing; and
 - (e) Re-painting of the timber windows.

It is planned to phase the work over a two year time frame. Phase 1 will consist of the work to the roof and to the windows while Phase 2 will deal with the stonework repairs. The Grant for Phase 1 would be 40% of \$24,825, which is \$9,930, while Phase 2 would be for 40% of \$25,770, which is \$10,308.

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

Particulars	Cost
Window repainting	\$3,745
Replacement of existing protective glazing	\$10,600
Repairs after removal of existing protective glazing	\$2,900
Roofing repairs	\$7,580
Re-pointing and cleaning of building	\$13,770
Stonework repairs, cracking and replacement	\$12,000
Total heritage related works	\$50,595

7. **Heritage Incentive Grants Policy.**

The Operational Guidelines for the Policy provide for a grant of up to 40% of the total heritage related costs for a Banks Peninsula Protected heritage building.

Proposed heritage grant (40 %)	\$20,238
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FINANCIAL IMPLICATIONS

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	2009/10
Annual Budget	\$842,106
Commitment from previous year (St Paul's Presbyterian Church)	\$142,000
Total Grant funds committed year to date	\$0
Balance of 09/10 funds	\$700,106
Fund approval for 18 Winchester Street	\$20,238
Total Available Funds 2009/10	\$679,868

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

9. Yes. The Heritage Incentive Grant budget is an annual fund provided for in the 2009-19 LTCCP. There is \$142,000 already committed against the 09/10 budget for St Paul's Trinity Pacific Presbyterian Church that was approved by Council in 2008/09.

LEGAL CONSIDERATIONS

10. Conservation Covenants are required under the Heritage Conservation Policy for properties receiving Heritage Incentive Grants of \$5,000 or more. 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?

11. 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

12. 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.

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).

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).

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, 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 2009-19 LTCCP?

15. Yes.

ALIGNMENT WITH 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 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 Policy

The 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."

The Heritage Conservation Policy is 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.

Do the recommendations align with the Council's strategies?

17. Yes

CONSULTATION FULFILMENT

18. 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 **\$20,238** for conservation and maintenance work for the protected heritage property at 18 Winchester Street, Lyttelton subject to compliance with the agreed scope of works and certification of works upon completion.
- (b) That Council enters into a Full Conservation Covenant under s 77 of the Reserves Act, with the signed covenant having the Council seal affixed prior to registration on the property title in accordance with the Heritage Incentives Grants Policy.