

#### 4. HERITAGE GRANT APPROVAL – 39 OXFORD STREET, LYTTELTON

<b>General Manager responsible:</b>	General Manager, Strategy and Planning Group DDI 931-8281
<b>Officer responsible:</b>	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 39 Oxford Street, Lyttelton (**Attachment 1**).

##### EXECUTIVE SUMMARY

2. 39 Oxford Street is the former Chief Warder's House associated with the now demolished Lyttelton Gaol. It is located at the corner of Oxford Street and Winchester Street close to the town centre of Lyttelton. The building was constructed circa 1878 for the Chief Warder but the architect is unknown. It is a large two storey timber framed dwelling designed in a Rustic Gothic style with ornate bargeboards, scalloped shingled gables and intricate fretwork to the veranda posts and rails. The bulk of the dwelling is clad with horizontal weatherboards, the roof is corrugated iron and there is a substantial brick chimney with clay pots. The dwelling still has the original sash windows.
3. The building is owned by the Geddes Family Trust. The applicants for this grant are Anthony and Antoinette Geddes who currently reside at the dwelling. This building has not been the subject of previous Christchurch City Council Grants.
4. The building is a protected building listed in Appendix IV '*Schedule of Protected Buildings Objects and Places*' of the Banks Peninsula District Plan (BPDP).
5. The building is registered Category II by the New Zealand Historic Places Trust Pouhere Taonga (NZHPT).
6. The work that the applicant is seeking grant support for will ensure the future protection and continuing occupation and 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

7. A summary of conservation and maintenance works include:
  - (a) The upgrade and repair of the southern retaining wall which forms part of the foundations to the dwelling;
  - (b) Repairs to the building fabric including floor, wall and veranda repairs;
  - (c) Replacement of rotten weatherboards;
  - (d) Window restoration and replacement, glazing repairs and replacement of broken components;
  - (e) Repainting of the exterior of the building;
  - (f) Drainage and installation of plumbing for bathroom (the building currently has a temporary bath and an outside toilet); and
  - (g) Electrical upgrade including installation of extract vents in bathroom.

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

<b>Particulars</b>	<b>Costs</b>
Veranda repairs; floor and wall repairs; re-cladding; window restoration; repainting of exterior.	\$42,027
Structural repairs to southern foundation retaining wall.	\$20,925
Glazing repairs and window restoration work.	\$3,495
Plumbing upgrade and associated drainage and electrical work (50% of total of \$6,084)	\$3,042
<b>Total of conservation and restoration related work</b>	<b>\$69,489</b>

#### HERITAGE INCENTIVE GRANTS POLICY.

9. The Operational Guidelines for the Policy provide for a grant of up to 40 per cent of the total heritage related costs for a protected heritage building in the BPDP and with NZHPT Category II registration:

<b>Proposed heritage grant (40%)</b>	<b>\$27,796</b>
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#### FINANCIAL IMPLICATIONS

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	<b>2009/10</b>
<b>Annual Budget</b>	<b>\$842,106</b>
<b>Commitment from previous year</b> (St Paul's Presbyterian Church)	\$142,000
<b>Total Grant funds committed year to date</b>	\$403,369
<b>Balance of 09/10 funds</b>	<b>\$296,737</b>
Fund approval 39 Oxford Street	\$27,796
<b>Total Available Funds 2009/10</b>	<b>\$268,941</b>

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

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

#### LEGAL CONSIDERATIONS

12. Limited Conservation Covenants are required under the Heritage Conservation Policy for properties receiving Heritage Incentive Grants of \$5,000 to \$49,999. A Full Conservation Covenant is required for grants of \$50,000 or more. A Full Conservation Covenant has been accepted by the applicant in this case.

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

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

#### ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

14. 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 measures is that "*Our heritage is protected*

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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.

15. 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).
16. ‘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?**

17. Yes.

#### **ALIGNMENT WITH STRATEGIES**

18. 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.

##### 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 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.

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

19. Yes.

##### **CONSULTATION FULFILMENT**

20. 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 **\$27,796** for conservation and maintenance work for the protected heritage building at 39 Oxford Street, Lyttelton 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 applicants entering a Full Conservation Covenant with the signed covenant having the Council seal affixed prior to registration against the property title.