

5. HERITAGE GRANT APPROVAL – 44 RUE BALGUERIE, AKAROA

General Manager responsible:	General Manager, Strategy and Planning Group DDI 941-8281
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 the building at 44 Rue Balguerie, Akaroa.

EXECUTIVE SUMMARY

2. The building at 44 Rue Balguerie is a detached, two storey, timber frame structure built in the 1880s. The principal wall cladding is timber weatherboards and the building has a corrugated iron roof. **Attachment 1** is a Statement of Significance for the original building.
3. The building is listed in Appendix V, 'Schedule of Notable Buildings Objects and Sites' in the Banks Peninsula District Plan (BPDP).
4. The building is located on the corner of Rue Balguerie and Watson Street and has a typical colonial villa layout and form with a prominent asymmetrically placed gable and a veranda facing to the north-east towards Rue Balguerie. There are large gardens around the villa which include a garage located in the southeast corner of the section.
5. The building is also significant due to its location amongst a cluster of historic buildings on Rue Balguerie listed in Appendix V of the BPDP. The historical significance includes the fact that it is the birthplace of Captain Frank Worsley of the ship 'Endurance' which carried Sir Ernest Shackleton's expedition to Antarctica in 1915. Worsley was also the navigator of the rescue mission to South Georgia in the lifeboat 'James Caird'.
6. The building is currently owned by Grant and Jennifer Dickey and they are the applicant for this grant. The property has not been the subject of previous Christchurch City Council Grants.
7. 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.

SCOPE OF WORKS

8. A summary of conservation, maintenance and Building Code compliance works include:
 - (a) Replacement and repairs to sash windows; and
 - (b) Repainting of exterior of the house and the associated garage.
9. **Costs for conservation**, including code compliance and maintenance works are outlined in the table below

Particulars	Cost
Repairs and replacements to parts of the double hung sash window frames	\$4,788
Preparation and repainting of the exterior of the dwelling and garage to match	\$5,300
Total heritage related works	\$10,088

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Heritage Incentive Grants Policy.

10. The Operational Guidelines for the Policy provide for a grant of up to 30 per cent of the total heritage related costs for a notable heritage building in Schedule V of the BPDP:

Proposed heritage grant (30%)	\$3,026
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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	\$431,165
Balance of 09/10 funds	\$268,941
Fund approval 2 Rue Balquerie Akaroa	\$3,026
Total Available Funds 2009/10	\$265,915

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

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

LEGAL CONSIDERATIONS

13. Conservation Covenants are required under the Heritage Conservation Policy for properties receiving Heritage Incentive Grants of \$5,000 or more. The proposed grant will be below the threshold level for the requirement of a covenant.

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

14. Yes. The level of the grant is below the threshold required.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

15. 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.

16. 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)

17. '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.

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Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

18. Yes.

ALIGNMENT WITH STRATEGIES

19. 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 Peninsular 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. 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?

20. Yes.

CONSULTATION FULFILMENT

21. 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 **\$3,026** for conservation and maintenance work for the protected heritage building at 44 Rue Balguerie, Akaroa subject to compliance with the agreed scope of works and certification of the works upon completion.