

## 2. HERITAGE GRANT APPROVAL – 42 GLOUCESTER STREET, CHRISTCHURCH

<b>General Manager responsible:</b>	General Manager, Strategy and Planning Group DDI: 941 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 42 Gloucester Street.

### EXECUTIVE SUMMARY

2. 42 Gloucester Street, also known as 'Orari' is located at the junction of Montreal Street and Gloucester Street. It was designed by R. W. England Architect and built around 1894 for Mrs Anni McDonald the widow of W. K. McDonald of 'Orari Station'. The building is a prominent feature of this urban corner and is an important part of the street scene directly opposite the Christchurch Art Gallery.
3. The building is constructed of timber frame with a number of ornate brickwork chimneys. The roof is steeply pitched with decorative gables. There are a number of original features such as verandahs and large bay windows which give the building a distinct architectural style and form. Originally single storey the building was converted to two storeys with the insertion of dormers into the roof. The building underwent further substantial refurbishment and changes in the late 1990's when it was converted to a bed and breakfast and the design work was undertaken by the Christchurch Architects Wilson and Hill.
4. 42 Gloucester Street, is listed in Group 3 of the Christchurch City Council's City Plan. Group 3 listed heritage items include buildings, places and objects which are of regional or metropolitan significance, the protection of which is seen as important by the Council where this can be reasonably achieved.
5. The building is registered Category 2 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 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) Removal of the existing paint from the weatherboards and other timber components of the façade;
  - (b) Repainting of the entire exterior of the building excluding the roof.
8. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

<b>Particulars</b>	<b>Costs</b>
Scaffolding, existing paint removal, repainting.	\$45,176
<b>Total of conservation and restoration related work</b>	<b>\$45,176</b>

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### HERITAGE INCENTIVE GRANTS POLICY

9. The Operational Guidelines for the Policy provide for a grant of up to 30 per cent of the total heritage related costs for a Group 4 heritage building.

<b>Proposed heritage grant (30%)</b>	<b>\$13,552</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>	\$199,873
<b>Balance of 09/10 funds</b>	<b>\$500,233</b>
Fund approval 42 Gloucester Street	\$13,552
<b>Total Available Funds 2009/10</b>	<b>\$486,681</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 Covenant is required for grants of \$50,000 or more.

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

13. 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

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 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.

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### **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.

##### 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. 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 \$13,552 for conservation and maintenance work for the protected heritage building 'Orari' at 42 Gloucester Street 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 Limited Conservation Covenant for a minimum period of 10 years, with the signed covenant having the Council seal affixed prior to registration against the property title.