

**3. HERITAGE GRANT APPROVAL – A & P SHOWGROUND TREASURER’S BUILDING,
61 WIGRAM ROAD, CHRISTCHURCH**

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 (HIG) for the relocation and restoration of the Agricultural & Pastoral (A & P) Showground Treasurer’s Building, 61 Wigram Road, Christchurch (**Attachment 1**).

EXECUTIVE SUMMARY

2. The A & P Showground Treasurer’s Building is a single storey, single room building currently located at Canterbury Agricultural Park, 61 Wigram Road. The building was designed by the architect Robert William England and it is believed to have been built in 1887 as part of the development of the Canterbury A & P Association’s original site at Addington. The building was moved to its current location at the Curletts Road Showgrounds (61 Wigram Road) in 1997 with the aim of retaining a historical connection to the original buildings associated with the earlier site. However, it would appear that little or no restoration work was undertaken to the building at the time of this relocation.
3. The building has a very simple rectilinear plan and form (refer to the Statement of Heritage Significance in **Attachment 1**). The building was designed for the purposes of ticket and sales purchases on Show Days. To serve this function it was located adjacent to the entrance gates at the Addington site for most of the last century. Since being moved to the Curletts Road site it has not been used other than for storage.
4. The building is made from timber framing clad with horizontal weatherboards. It has a corrugated iron hipped roof with relatively deep eaves. Internally, the walls and ceiling are matched lined with Rimu timber with most surfaces painted. The floor is also formed with timber boards and the original hand forged nails can be seen. The openings in the walls include a large sash window and the original ticket sales hatch. The timber entrance door has the original hardware. A high degree of craftsmanship is visible throughout the building even though it is a relatively small and simple piece of architecture.
5. The proposal is to move the building to a more accessible site within the centre of the park and to use it as an information office for the public. In its current location the building is visually and physically isolated due to the construction of the riding school building. New foundations were installed when the building was moved in 1997 and the building will again require new foundations in the new location.
6. The building is listed Group 3 in the Christchurch City Council’s City Plan.
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.
8. The building has not been the subject of a previous grant from the Council. The building is owned by the ‘Canterbury Agricultural and Pastoral Association’.

SCOPE OF WORK

9. A summary of conservation and maintenance works include:
 - (a) Re-locating the building across the site to the new location, retaining and reusing base boards;
 - (b) Replacement of roofing iron, flashings, spouting and down-pipes and repairs as necessary to the roof structure;

- (c) Repairs to external and internal wall claddings and wall framing including borer treatment;
- (d) Removal, refurbishment and reinstallation of all windows and the entrance door;
- (e) Prepare and repaint existing painted surfaces; and
- (f) Rewire and provide new power outlets and lighting.

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

Particulars	Costs
Relocation of building	\$2,890
New site preparations	\$2,500
Restoration and repairs to the superstructure	\$54,500
Electrical work (50% of original quoted sum)	\$1,000
Commercial, non-notified resource consent deposit fee to CCC	\$1,500
Total of conservation and restoration related work	\$62,390

HERITAGE INCENTIVE GRANTS POLICY

11. 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 3 heritage building.

Proposed heritage grant (30%, plus resource consent fee)	\$19,767
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FINANCIAL IMPLICATIONS

- 12.

	2009/10
Annual Budget	\$842,106
Commitment from previous year (St Paul's Presbyterian Church)	\$142,000
Total Grant funds committed year to date	\$539,216
Balance of 09/10 funds	\$160,890
Fund approval Canterbury A & P Treasurer's Hut	\$19,767
Total Available Funds 2009/10	\$141,123

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

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

LEGAL CONSIDERATIONS

14. 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 minimum of a Limited Conservation Covenant is therefore required for this grant to be uplifted.

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

15. 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

16. 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 measure 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.
17. 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).
18. '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?

19. Yes.

ALIGNMENT WITH STRATEGIES

20. 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.

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.

Do the recommendations align with the Council’s strategies?

21. Yes.

CONSULTATION FULFILMENT

22. 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 **\$19,767** for conservation and maintenance work for the protected heritage building known as the A & P Showground Treasurer’s Building at 61 Wigram Road 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 10-year Limited Conservation Covenant with the signed covenant having the Council seal affixed prior to registration against the property title.