

5. HERITAGE GRANT APPROVAL – PIKO WHOLEFOODS, 229 KILMORE ST, 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 consider approval of additional Heritage Incentive Grant Funding for 229 Kilmore Street, Piko Wholefoods (**Attachment 1**).

EXECUTIVE SUMMARY

2. On 2 June 2009 the Heritage Grants and Covenants Committee approved a Heritage Incentive Grant of \$10,090 for 229 Kilmore Street. This grant amounted to approximately 30 per cent of the total heritage related works of \$33,633. The works have now been completed and a revised scope of work has been submitted for consideration as the full extent of the conservation and maintenance work was greater than anticipated. The Committee is requested to consider an additional grant of \$5,325 which is 30 per cent of the additional costs of \$17,749.
3. The Piko Wholefoods Co-operative building is a two storey brick structure built in 1905 at the corner of Kilmore Street and Barbadoes Street in the central city. Principal features include a symmetrical three bay south facade facing Kilmore Street with a metal bull-nose verandah on relatively simple metal posts. There is also a substantial brick parapet with stone capping. The Barbadoes Street elevation has a recessed arched entry and a first floor balcony with arched brickwork. The principal building component is masonry, largely brick but with some stone, with other elements made in timber and cast iron. **Attachment 1** is a Statement of Heritage Significance for the original building.
4. The building is significant for its historical, social, architectural, group, and landmark heritage values. The architecture includes polychromatic decorative brickwork with lighter coloured bricks and stone used as edgings to the arched openings and around windows and doors. There are also a pair of horizontal brickwork bands at first floor level and stone bands around the building defining the first floor and the roof level. The building also contains unusual architectural features in the form of a first floor arcade with an ornate metal balustrade. The Barbadoes Street entrance includes decorative tile-work to the floor and a lead light doorway. The building is a two storey solid, landmark structure which gives strong definition to the street corner. The building is part of a group of buildings around this road junction that have links back to the establishment of commercial activity in this part of the city.
5. The building is listed Group 3 in the Christchurch City Plan and is not registered by the New Zealand Historic Places Trust Pouhere Taonga (NZHPT). The building is owned by the 'Te Whanau Trust'.
6. The maintenance and conservation works have now been completed. However damage to the structure and fabric of the building was more extensive than that anticipated at the time of the original grant application. The box gutter behind the roof parapet wall had been leaking which has resulted in damage internally to structural components which needed replacement. The repairs needed to the brick walls and parapets were more extensive than anticipated. Also, although work to the verandah was quite close to that anticipated, a pair of the original sash windows needed to be replaced rather than restored. A revised grant application has therefore been submitted for consideration.

SCOPE OF WORKS

7. The Heritage Incentive Grants Policy Operational Guidelines provides for a further scope of work to be agreed, and a revised grant application submitted, where the full extent of the conservation and maintenance work is greater than anticipated. The conservation works have now been completed and a revised scope of work has been submitted by the applicant for consideration.

The original costs for conservation work are outlined in the table below with the revised figures alongside.

Particulars	Approved Scope of Works June 2009	Revised Scope of Works April 2010
Repairs to external masonry	\$21,330	\$26,980
Repairs to verandah and general exterior work including windows	\$6,864	\$16,772
Exterior painting	\$5,439	\$6,803
Roof Repairs (new box gutter)	\$0	\$827
Total heritage related works	\$33,633	\$51,382

HERITAGE INCENTIVES GRANT POLICY

8. The Operational Guidelines for the Policy provide for a grant up to 30 per cent of the total heritage related costs for a Group 3 heritage building.

Revised Grant Consideration	
Total revised heritage conservation costs (April 2010)	\$51,382
Additional claimed heritage conservation costs April 2010	\$17,749
Total approved heritage conservation costs June 2009	\$33,633
Proposed additional grant 2009/10 (30% of additional claim)	\$5,325
Total proposed heritage grant approval 229 Kilmore Street	\$15,415

FINANCIAL IMPLICATIONS

- 9.

	2009/10
Annual Budget	\$842,106
Commitment from previous year (St Paul's Presbyterian Church)	\$142,000
Total Grant funds committed year to date	\$573,830
Balance of 09/10 funds	\$126,276
Fund approval 229 Kilmore Street (additional)	\$5,325
Total Available Funds 2009/10	\$120,951

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

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

LEGAL CONSIDERATIONS

11. 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.

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

12. 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. The applicant had requested that the Council agree to a 20 year Limited Conservation Covenant and this is currently being registered against the title.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

13. 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.
14. 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).
15. '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 2006 LTCCP?

16. Yes.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

17. 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.

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?

18. Yes.

CONSULTATION FULFILMENT

19. There is no requirement for community consultation for Heritage Incentive Grants or Covenants.

STAFF RECOMMENDATIONS

It is recommended that the Heritage Grants and Covenants Committee approve:

- (a) An additional Heritage Incentive Grant of \$5,325 for conservation and maintenance work for the listed heritage property at 229 Kilmore Street, bringing the total Grant approval to \$15,415.