

7. HERITAGE GRANT APPROVAL – REPERTORY THEATRE 146 KILMORE STREET, CHRISTCHURCH

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| General Manager responsible: | General Manager, Strategy and Planning Group DDI 941-8281 |
| Officer responsible: | Programme Manager, Liveable City |
| Author: | Neil Carrie, Principal Advisor Heritage |

PURPOSE OF REPORT

1. The purpose of this report is to obtain approval for a Heritage Incentive Grant (HIG) for the Repertory Theatre, 146 Kilmore Street, which is owned by the 'Repertory Theatre Society' and is listed as a Group 2 protected building in the City Plan.

EXECUTIVE SUMMARY

2. The Repertory Theatre was constructed in 1929 as the 'Radiant Theatre' for the Radiant Hall Limited. Ownership was transferred to the Repertory Theatre Society in 1950. There have been a number of changes to the building, in particular, in 1967 with the extension of the gallery and the re-modelling of the foyer. The building was registered by the NZ Historic Places Trust Pouhere Taonga as a Category 2 heritage place in 1981.
3. The theatre was designed by architect Francis Willis in the Spanish Mission Revival style. H F Willis was a specialist in cinema design, and brought the Art Deco and Spanish Mission Revival styles to Christchurch in the interwar period. His best known other extant work in the Spanish Mission Revival style is New Regent Street. Willis was also responsible for the design of a number of commercial, cinema and residential buildings in the city.
4. The theatre which has 424 seats is constructed in brick, with a timber-trussed roof, a small fly tower and extensive interior decorative plaster work. The building has a rectangular footprint and a two storey cement plaster façade (in near original condition), with shaped parapet, barley-twist columns and canopy. The application is supported by a conservation report, condition report, consultant engineering, business case reports and costings. The proposal has not been submitted for a Resource Consent approval.
5. The theatre has been used for over 75 years by the Repertory Theatre Society and other local groups for drama, dance and other performing arts. The most significant heritage values of the building include the historical, social and cultural association of the building with the continuous use of the theatre by the Repertory Theatre Society since its design and construction to the present day. The proposed works to the building include the seismic upgrade, re-roofing, the heating and ventilation, and the provision of a safe and technically suitable fly tower structure to current theatre standards. Without these essential upgrades the theatre could not continue in its present use in the future and the loss of its association with the Repertory Theatre Society since 1929 would be significant both to the Society and the Christchurch community.
6. The most extensive change proposed is to the fly tower. The existing tower which has been previously modified is not visible from the immediate surrounding area. The tower has been identified as a serious safety hazard in a report of 11 February 2010 by the structural engineer, Mr R D Sullivan. The tower also fails to meet current standards for theatre use, to the point where continued use of the theatre for performance is dependent on the re-construction of the fly tower as noted by Theatre Systems and Design Ltd, March 2009. The proposal is to retain the existing brick walls, to seismically strengthen the walls and to construct a new tower structure, with a new roof form to a slightly greater height.
7. The building is owned by the Canterbury Repertory Society and the Incentive Grant application has been made on their behalf. There has not been any previous heritage incentive grant funding for this building. The extent and funding for all of the proposed works is estimated at \$213,976. A donation of \$500,000 has been approved by the Luney family subject to additional funding being raised. Application will be made to the Lotteries Commission and other not-for-profit funding authorities. 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 the criteria for a grant as provided in the Heritage Incentive Grants Policy – Operational Guidelines.

SCOPE OF WORK

8. A summary of conservation and maintenance works for Section 1 (Front of House) and Section, 2 (Auditorium):
 - (a) Replacement of the roofing and box gutters;
 - (b) Preparation and repainting of the street façade, including windows and repair of the other external walls;
 - (c) Seismic strengthening of the building with both concrete and steel supporting structure including the construction of a new roof structure to the fly tower;
 - (d) New concrete foundation pads pinned to the existing foundations; and
 - (e) Site works for surface drainage.
9. Costs for conservation, including code compliance and maintenance works are outlined in the table below for Sections 1 (s1) and 2 (s2), the front of house and the auditorium. The applicant has sought funding for fit out of the theatre; this is not included in the grant funding as this is inconsistent with the policy.

| Particulars – Section 1 (Front of House) and Section 2 (Auditorium) | Costs |
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| Concrete foundations | \$34,631 |
| Seismic strengthening (concrete walls) including flooring repairs | \$62,199 |
| Repair of exterior windows and doors | \$35,400 |
| Structural Steel and connections | \$32,985 |
| Roofing, steel cladding and internal box gutter replacement | \$78,273 |
| Façade repairs to plaster and repainting | \$16,455 |
| Site works | \$5,870 |
| Exterior maintenance | \$8,085 |
| Auditorium flooring repair | \$16,663 |
| Total of conservation and maintenance works (S1 & S2) | \$290,561 |

Note that Section 3 (s3) for the fly tower (which is to be substantially re-built) includes a greater amount of works which are not confined to conservation and maintenance works but which cannot be readily separated out. The estimate of the proportion of works for s3 which can be regarded as being appropriate for grant assistance is less than for s1 & s2, s3 has therefore been separately considered and it is recommended that 75 per cent of the overall works be considered towards grant funding because of the extent of new works detailed in paragraph 6. No allowance has been made for new fly or lighting equipment, or other items which are to be provided directly by the Society.

| Particulars – Section 3 (Fly Tower) | Costs |
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| Concrete and reinforcing steel | \$127,724 |
| Structural Steel and fire protection | \$136,476 |
| Roofing and gutters | \$38,768 |
| Exterior wall repairs | \$10,370 |
| Main Switch Board (50%) | \$12,500 |
| Total of conservation and maintenance works S3 (75%) | \$244,378 |
| Total of conservation and maintenance works S1-S2 | \$290,561 |
| Overall total of conservation and maintenance works (S1-3) | \$534,939 |

HERITAGE INCENTIVE GRANTS POLICY

10. The Operational Guidelines for the Policy provide for a grant of up to 40 per cent of the total heritage related costs for a Group 2 heritage building.

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| Proposed heritage grant (40%) | \$213,976 |
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The proposed grant approval for the Repertory Theatre of \$213,976, is to be covered for 2009/10 (\$110,449) and 20010/11 (\$103,527).

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 | \$589,657 |
| Balance of 09/10 funds | \$110,449 |
| Fund approval 146 Kilmore Street | \$110,449 |
| Total Available Funds 2009/10 | \$000,000 |
| Fund requirements 2010/2011 | \$103,527 |

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

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

LEGAL CONSIDERATIONS

13. 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?

14. 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. Given the nature of the work, it is recommended that a Full Conservation Covenant be required for the uplifting of this grant.

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*' (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.
16. 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).
17. '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?

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.

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?

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 \$213,976 for conservation and maintenance work for the protected heritage building 'Repertory Theatre' at 146 Kilmore Street subject to approval and compliance with any conditions of Resource Consent, the agreed scope of works and certification of the works upon completion. The phasing of the grant funding is recommended as follows: -
 - \$110,449 for 2010/2011
 - \$103,527 for 2011/2012
- (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.