

## **HERITAGE GRANTS AND COVENANTS COMMITTEE AGENDA**

**THURSDAY 3 JUNE 2010**

**AT 1.30PM**

**IN THE NO. 3 COMMITTEE ROOM, CIVIC OFFICES**

<b>Elected Member Representation:</b>	Councillor Helen Broughton (Chair), Councillors Barry Corbett, David Cox, Claudia Reid and Mike Wall.
<b>Staff Representation:</b>	Michael Theelen, Carolyn Ingles, Neil Carrie, Robert O'Connor.
<b>General Manager Responsible:</b>	Mike Theelen Telephone: 941-8281
<b>Committee Adviser:</b>	Warren Brixton Telephone: 941-8439

### **TOPICS**

- 1. APOLOGIES**
- 2. DELEGATIONS**
- 3. HERITAGE GRANTS APPROVAL – A & P SHOWGROUND TREASURER'S BUILDING, 61 WIGRAM ROAD, CHRISTCHURCH**
- 4. HERITAGE GRANTS APPROVAL – 157A GLOUCESTER STREET, NEW REGENT SHOPS, CHRISTCHURCH**
- 5. HERITAGE GRANTS APPROVAL – PIKO WHOLEFOODS, 229 KILMORE STREET, CHRISTCHURCH**
- 6. HERITAGE GRANTS APPROVAL – IRONSIDE HOUSE, 32 SALISBURY/381 MONTREAL STREETS, CHRISTCHURCH**
- 7. HERITAGE GRANTS APPROVAL – REPERTORY THEATRE, 146 KILMORE STREET, CHRISTCHURCH**

**3. 6. 2010**

**- 2 -**

**1. APOLOGIES**

**2. DELEGATIONS**

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

<b>General Manager responsible:</b>	General Manager, Strategy and Planning Group DDI 941-8281
<b>Officer responsible:</b>	Programme Manager, Liveable City
<b>Author:</b>	Brendan Smyth, Heritage, Architecture and Urban Design

#### 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;

**3 Cont'd**

- (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:

<b>Particulars</b>	<b>Costs</b>
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
<b>Total of conservation and restoration related work</b>	<b>\$62,390</b>

**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.

<b>Proposed heritage grant (30%, plus resource consent fee)</b>	<b>\$19,767</b>
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**FINANCIAL IMPLICATIONS**

- 12.

	<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>	\$539,216
<b>Balance of 09/10 funds</b>	<b>\$160,890</b>
Fund approval Canterbury A & P Treasurer's Hut	\$19,767
<b>Total Available Funds 2009/10</b>	<b>\$141,123</b>

**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.

## 3 Cont'd

**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.

**3 Cont'd**

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.

## 4. HERITAGE GRANT APPROVAL – 157A 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
<b>Author:</b>	Brendan Smyth, Heritage, Architecture and Urban Design

## PURPOSE OF REPORT

1. The purpose of this report is to obtain approval for a Heritage Incentive Grant (HIG) for 157a Gloucester Street, Christchurch (**Attachment 1**).

## EXECUTIVE SUMMARY

2. The building at 157a Gloucester Street is one of the corner units of the New Regent Street shops. The whole of New Regent Street was designed by the architect Frank Willis and built in 1931 (refer to the Statement of Heritage Significance, **Attachment 1**).
3. The two storey building is located on the south-eastern corner of New Regent Street and is physically linked across the alleyway to the other buildings on the east side of the street. The building was originally the mirror image of the opposite building on the south-western corner of New Regent Street, Number 153 Gloucester Street. However, Number 153 has undergone a much higher degree of external and internal alteration. No corner units were ever constructed at the north end of New Regent Street. Number 157a is therefore unique in the street scene as it is a corner unit in almost original condition.
4. Similar to the structure elsewhere on the 1931 New Regent Street shops, 15a Gloucester Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the street facades are plastered or tiled. The other parts of the building are not plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame will prevent the building being classed as earthquake prone, the brickwork panels do require new cavity wall ties to improve their structural performance.
5. 157a Gloucester Street has a number of roof level ornate parapets and two concrete 'eyelids' which would have originally held genuine 'Spanish' style clay tiles. These relatively heavy tiles were later removed to prevent them falling into the street below. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960s and then again in the 1980s. The building has a suspended verandah and below this the shop-front walls are tiled with the original decorative coloured tiling. Many of the other shop fronts of the street have lost this lower shop-front tiling. The shop windows and entrance doors at Number 157a still have the original stained timber finish.
6. New Regent Street is a registered Category 1 with the New Zealand Historic Places Trust (NZHPT). All of the original 1931 shop buildings of New Regent Street are listed Group 2 in the Christchurch City Council's City Plan. 157a Gloucester Street is part of the original 1931 shops.
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 Heritage Incentive Grant from the Council. The building is owned by Mr. John Douglas. This is the first application for a grant that relates specifically to the *New Regent Street Revitalisation Project* and others are expected to follow this example shortly. The aim of this project is the revitalisation of the entire street by 2014. The proposed work has received resource consent under RMA 92014997.

## 4 Cont'd

## SCOPE OF WORK

9. A summary of conservation and maintenance works include:
- (a) Installation of replacement cavity wall ties, including scaffolding and coloured mortar finish to brickwork;
  - (b) Repairs to plaster facades, full preparation and repaint including windows and balcony railings;
  - (c) Replacement of electrical switchboard; and
  - (d) Glazing repairs.
10. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, south, west & north walls	\$17,660
Repairs to plastered façade and repainting (south and west walls)	\$16,357
Electrical work (50% of original quoted sum of \$5,683)	\$2,842
Glazing repairs	\$259
<b>Total of conservation and restoration related work</b>	<b>\$37,118</b>

## HERITAGE INCENTIVE GRANTS POLICY

11. 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.

<b>Proposed heritage grant (40%)</b>	<b>\$14,847</b>
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## FINANCIAL IMPLICATIONS

12.

	2009/10
<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>	\$558,983
<b>Balance of 09/10 funds</b>	<b>\$141,123</b>
Fund approval for 157a Gloucester Street	\$14,847
<b>Total Available Funds 2009/10</b>	<b>\$126,276</b>

## 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.



## 4 Cont'd

**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.

**4 Cont'd**

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 **\$14,847** for conservation and maintenance work for the protected heritage building at 157a 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 10 year Limited Conservation Covenant with the signed covenant having the Council seal affixed prior to registration against the property title.

## 5. HERITAGE GRANT APPROVAL – PIKO WHOLEFOODS, 229 KILMORE ST, CHRISTCHURCH

<b>General Manager responsible:</b>	General Manager, Strategy and Planning Group DDI 941-8281
<b>Officer responsible:</b>	Programme Manager, Liveable City
<b>Author:</b>	Brendan Smyth, Heritage, Architecture and Urban Design

## 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 lighted 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.

## 5 Cont'd

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
<b>Total heritage related works</b>	<b>\$33,633</b>	<b>\$51,382</b>

## 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
<b>Proposed additional grant 2009/10 (30% of additional claim)</b>	<b>\$5,325</b>
Total proposed heritage grant approval 229 Kilmore Street	\$15,415

## FINANCIAL IMPLICATIONS

9.

	2009/10
<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>	\$573,830
<b>Balance of 09/10 funds</b>	<b>\$126,276</b>
Fund approval 229 Kilmore Street (additional)	\$5,325
<b>Total Available Funds 2009/10</b>	<b>\$120,951</b>

## 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.

## 5 Cont'd

### 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.

**5 Cont'd**

**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.

**6. HERITAGE GRANT APPROVAL – 32 SALISBURY STREET, CHRISTCHURCH**

<b>General Manager responsible:</b>	General Manager, Strategy and Planning Group DDI 941-8281
<b>Officer responsible:</b>	Programme Manager, Liveable City
<b>Author:</b>	Brendan Smyth, Heritage, Architecture and Urban Design

**PURPOSE OF REPORT**

1. The purpose of this report is to obtain approval for a Heritage Incentive Grant (HIG) for 32 Salisbury Street (also known as 381 Montreal Street) (**Attachment 1**).

**EXECUTIVE SUMMARY**

2. 32 Salisbury Street, also known as 'Ironside House' is located at the junction of Montreal Street and Salisbury Street. There is no certainty as to the architect of the building but it was built around 1899 for Archibald Scott, an insurance manager (refer to the Statement of Heritage Significance in **Attachment 1**). The building is actually named after a Miss A. F. Ironside who taught at the Christchurch Teacher's College from 1927 through to 1941. The building is a prominent feature of this urban corner and is an important part of the street scene directly opposite the Victoria Clock Tower and Victoria Mansions.
3. The English Domestic Revival style two storey building is constructed of a timber frame with a number of ornate brickwork chimneys. The building has a relatively complicated plan and roof form with many gables, ridges and valleys. The roof is steeply pitched and the original roofing material was corrugated iron. The current roofing material is lightweight 'decramastic' tiles and the chimneys have been painted the same colour as the timber wall cladding. There are a number of original features such as decorated gables with shingles, a large arched window, a first floor balcony and a bay window which give the building its distinct architectural style and form.
4. The building at 32 Salisbury Street, is listed in Group 4 of the Christchurch City Council's City Plan. The building is not registered by the New Zealand Historic Places Trust Pouhere Taonga (NZHPT).
5. The building has not been the subject of a previous Council Heritage Incentive Grant and is owned by H & H Developments Ltd.
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) Cleaning of the roofing tiles.
  - (b) Preparation and 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>
Moss removal and cleaning of roofing tiles; preparation and repainting of all walls, windows and fascia boards	\$35,009
<b>Total of conservation and restoration related work</b>	<b>\$35,009</b>

## 6 Cont'd

**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>\$10,502</b>
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**FINANCIAL IMPLICATIONS**

10.

	<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>	\$579,155
<b>Balance of 09/10 funds</b>	<b>\$120,951</b>
Fund approval 32 Salisbury Street	\$10,502
<b>Total Available Funds 2009/10</b>	<b>\$110,449</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. Given the nature of the work, it is recommended that a 10 year Limited Conservation Covenant be required as a minimum for the uplifting of this grant.

**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 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.
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).



6 Cont'd

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.

**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.

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.

**6 Cont'd**

**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 **\$10,502** for conservation and maintenance work for the protected heritage building 'Ironside House' at 32 Salisbury 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.

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

<b>General Manager responsible:</b>	General Manager, Strategy and Planning Group DDI 941-8281
<b>Officer responsible:</b>	Programme Manager, Liveable City
<b>Author:</b>	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.

## 7 Cont'd

## 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.

<b>Particulars – Section 1 (Front of House) and Section 2 (Auditorium)</b>	<b>Costs</b>
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
<b>Total of conservation and maintenance works (S1 &amp; S2)</b>	<b>\$290,561</b>

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.

<b>Particulars – Section 3 (Fly Tower)</b>	<b>Costs</b>
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
<b>Total of conservation and maintenance works S3 (75%)</b>	<b>\$244,378</b>
Total of conservation and maintenance works S1-S2	\$290,561
<b>Overall total of conservation and maintenance works (S1-3)</b>	<b>\$534,939</b>

## 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.

<b>Proposed heritage grant (40%)</b>	<b>\$213,976</b>
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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).

## 7 Cont'd

## FINANCIAL IMPLICATIONS

11.

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

## 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.

7 Cont'd

**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.

**7 Cont'd**

**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.