

### 3(iii) HERITAGE GRANT APPROVAL – 2 CUNNINGHAM TERRACE, LYTTTELTON

<b>General Manager responsible:</b>	General Manager, Strategy and Planning, DDI: 941 8281
<b>Officer responsible:</b>	Programme Manager, Liveable City
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#### PURPOSE OF REPORT

1. The purpose of this report is to consider approval of additional Heritage Incentive Grant Funding for 2 Cunningham Terrace.

#### EXECUTIVE SUMMARY

2. On 2 June 2009 the Heritage Grants and Covenants Committee approved a Heritage Incentive Grant of \$26,228 for 2 Cunningham Terrace, Lyttelton. This grant amounted to approximately 30 per cent of the total heritage related works of \$87,427. 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 \$13,623.
3. Cunningham Terrace is an early colonial dwelling built in 1874 for Peter Cunningham after whom the street is named. Cunningham was a land owner and grain exporter and was a founding member of the Lyttelton Harbour Board and an original share holder in the Canterbury Club. He occupied the dwelling at Cunningham Terrace until 1878 and during this time also purchased Peacock Wharf in Lyttelton.
4. Cunningham Terrace is an elegant two storey triple gabled colonial timber dwelling with decorative finials and bargeboards. It is in near original form though there has been some replacement of the original rusticated weather boards and in internal and external modifications to the west. The dwelling is one of four properties built in a similar style in Lyttelton. The two on the Bridle Path Road were demolished in the 1960s, one remains in St David's Street but has been extensively modified, and 2 Cunningham Terrace remains the only extant property in near original condition.
5. The building is listed in Appendix IV, Schedule of Notable Buildings, Objects and Sites, in the Banks Peninsula District Plan. See Attachment One for the statement of heritage significance.
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 structure of the walls needed more extensive repairs and modifications, the floor to the kitchen replaced and a larger number of the original sash windows needed major repairs to bring these back into working order. Many of the internal window architraves were also damaged and needed replacing. A revised grant application has therefore been submitted for consideration.
7. **Scope of works**  

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.

<b>Particulars</b>	<b>Approved Scope of Works June 2009</b>	<b>Revised Scope of Works January 2010</b>
Roofing: Replacement of the roof	\$10,720	\$10,720
Repainting: Exterior repainting of the dwelling	\$ 17,550	\$14,285
Main contractor: Replacement of guttering, spouting and downpipes; Replacement of rotted weather boards, rotted window and structural frames, replication and reinstatement of verandah brackets, and conservation and maintenance of other external elements; Replication and reinstatement of a window on the principal façade.	\$59,157	\$94,260
Repair of floor, ceiling and wall repairs, carpentry/joinery work.		\$8,600
Electrical upgrade (at 50% of \$5,194)		\$2,597
Stonework: Chimney masonry repairs		\$2,375
<b>Total heritage related works</b>	<b>\$87,427</b>	<b>\$132,837</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.

<b>Revised Grant Consideration</b>	
Total revised heritage conservation costs	\$132,837
Additional claimed heritage conservation costs January 2010	\$45,410
Total approved heritage conservation costs June 2009	\$26,228
<b>Proposed additional grant 2009/10 (30% of additional claim)</b>	<b>\$13,623</b>
<b>Total proposed heritage grant approval 2 Cunningham Terrace</b>	<b>\$39,851</b>

#### FINANCIAL IMPLICATIONS

- 9.

	<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>	\$370,668
<b>Balance of 09/10 funds</b>	<b>\$329,438</b>
Fund approval 2 Cunningham Terrace (additional)	\$13,623
<b>Total Available Funds 2009/10</b>	<b>\$315,815</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 enter into a Full 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 2006-16 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.  
  
Banks Peninsula District Plan  
Heritage protection is consistent with the Cultural Heritage provisions of the Banks Peninsula District Plan. These are detailed in chapter 14, Cultural Heritage, Objective 1, and Policies 1A and 1B, p.74.  
  
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 Council approve:

- (a) An additional Heritage Incentive Grant of up to \$13,623 for conservation and maintenance work for the listed heritage property at 2 Cunningham Terrace, Lyttelton, bringing the total grant approval to \$39,851.