

### 3(iv). HERITAGE GRANT APPROVAL – 133-139 MANCHESTER 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 133-139 Manchester Street.

#### EXECUTIVE SUMMARY

2. 133-139 Manchester Street is part of a block of three-storey commercial buildings on the corner of Manchester and Tuam Streets. The whole block was designed and built around 1880 to house retail premises with offices above. The building is neo-classical in design with distinct decorated quoining to the main street facing brickwork façade. A stretch of the original bull-nose verandah still exists along Manchester Street and the rooftop parapet balustrade is still largely intact. The building is a prominent feature of this urban corner, giving strong visual definition to the corner and reinforcing the grid layout of the central city. See **Attachment One** for the statement of heritage significance.
3. The building's condition has deteriorated generally in recent years with vacant first and second floor spaces. The building's street facing façade has been painted and this is now peeling off. Parts of the brickwork have slumped due to failure of some of the structural elements of the ground floor. Fire escapes were added to the façade at some point in the past to facilitate egress from the first and second floors onto the verandah roof.
4. 133-139 Manchester Street, is listed in Group 3 of the Christchurch City Plan. Group 3 listed heritage items include buildings, places and objects which are of regional or metropolitan significance, the protection of which is seen as important by the Council where this can be reasonably achieved.
5. The building is registered Category 2 by the New Zealand Historic Places Trust Pouhere Taonga (NZHPT).
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.
7. It is noted that although the works will be undertaken in a single project, there are two owners involved. Lot 4, 133 Manchester Street is owned by a different owner to the other three units 135, 137 and 139 Manchester Street. For this reason the project costs have been separated out in the table below and separate recommendations made for 133 Manchester Street and for 135-139 Manchester Street.

#### SCOPE OF WORK

8. A summary of conservation and maintenance works include:
  - (a) Structural strengthening works including the installation of diaphragm floors and steel bracing to raise the building to 67 per cent of current code
  - (b) Structural repairs to the north east corner of the block
  - (c) Re-pointing of the brickwork façade of 133 to 139 including removal of redundant fire escapes;
  - (d) Repair and resealing of the ornate parapet wall
  - (e) Repairs to existing roof
  - (f) Electrical rewire.

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

<b>Particulars 133 Manchester Street</b>	<b>Costs</b>
Seismic strengthening	\$56,700
Re-pointing of brickwork façade	\$13,260
Repairs to and sealing of parapet wall	\$4,000
<b>Total of conservation and restoration related work</b>	<b>\$73,960</b>

<b>Particulars 135 – 139 Manchester Street</b>	<b>Costs</b>
Seismic strengthening (135-139)	\$173,000
Structural repairs to NE corner (139)	\$6,000
Re-pointing of brickwork façade (135-139)	\$52,500
Repairs to and sealing of parapet wall (135-139)	\$15,000
Replacement of existing verandah with new to match (139)	\$28,300
Electrical upgrade (50% of total estimate of \$36,000)	\$18,000
Refurbish interior of existing windows	\$8,300
Repairs to existing roof and flashings	\$5,000
CCC Resource consent fee	\$1,500
<b>Total of conservation and restoration related work (135-139)</b>	<b>\$307,600</b>

#### HERITAGE INCENTIVE GRANTS POLICY.

10. 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. There are several factors which suggest a broader approach to considering these grants should be taken:

- Buildings at four addresses are being upgraded
- The upgrading proposes to bring the buildings up to around 67 per cent of building code in terms of seismic strengthening (the Regulatory and Planning Committee will be re-considering the Dangerous, Insanitary and Earthquake-prone Buildings Policy at the March meeting)
- The buildings together form a significant feature on this part of Manchester Street.

For these reasons staff propose that the amount of the grant be 35 per cent of approved works.

<b>Proposed heritage grant (35%) 133 Manchester Street</b>	<b>\$25,886</b>
<b>Proposed heritage grant (35%) 135-139 Manchester Street</b>	<b>\$107,660</b>
<b>Total</b>	<b>\$133,546</b>

#### FINANCIAL IMPLICATIONS

- 11.

	<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>	\$247,178
<b>Balance of 09/10 funds</b>	<b>\$452,928</b>
Fund approval 133 Manchester Street	\$25,886
Fund approval 135-139 Manchester Street	\$107,660
<b>Total Available Funds 2009/10</b>	<b>\$319,382</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 Conservation 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. As this portion of the building has two owners, each will be required to sign a full conservation covenant.

## 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**

##### **133 Manchester Street**

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

- (a) A Heritage Incentive Grant of up to **\$25,886** for conservation and maintenance work for the protected heritage building at 133 Manchester 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 applicant entering a Full Conservation Covenant with the signed covenant having the Council seal affixed prior to registration against the property title.

**135-139 Manchester Street**

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

- (a) A Heritage Incentive Grant of up to **\$107,660** for conservation and maintenance work for the protected heritage building at 135-139 Manchester 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 applicant entering a Full Conservation Covenant with the signed covenant having the Council seal affixed prior to registration against the property title.