

HERITAGE GRANTS AND COVENANTS COMMITTEE AGENDA

THURSDAY 4 MARCH 2010

AT 1.30PM

IN THE NO 3 COMMITTEE ROOM, CIVIC OFFICES

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

TOPICS

- 1. APOLOGIES**
- 2. DELEGATIONS**
- 3. HERITAGE GRANTS AND COVENANTS**
 - (i) 148 Park Terrace, Christchurch
 - (ii) 2-16 Dorset Street, Christchurch
 - (iii) 2 Cunningham Terrace, Christchurch
 - (iv) 133-139 Manchester Street, Christchurch.
- 4. HERITAGE GRANTS AND COVENANTS COMMITTEE SIX MONTHLY REPORT**

3(i). HERITAGE GRANT APPROVAL – 148 PARK TERRACE, CHRISTCHURCH

General Manager responsible:	General Manager, Strategy and Planning Group, DDI: 941-8281
Officer responsible:	Programme Manager, Liveable City
Author:	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 148 Park Terrace.

EXECUTIVE SUMMARY

2. 148 Park Terrace, also known as 'The Fleming House' is located at the junction of Park Terrace and Bealey Avenue. It was designed by the notable architect Cecil Wood and built in 1926 for A R Fleming. The design of the property was heavily influenced by English domestic architecture of the era and the Arts and Crafts movement. It has shingled gables, decorated brickwork walls, terracotta tile roofs and there are a number of large rectangular bay windows and tall brick chimneys. The building is a prominent feature of this urban corner. See **Attachment One** for the statement of heritage significance.
3. The building underwent substantial changes in the early 2000's when it was connected to the adjacent McKellar House with a new development of apartments. However, no work was undertaken on the existing roof. The building has not undergone any change of use and is still used solely for residential purposes.
4. 148 Park Terrace 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.

SCOPE OF WORK

7. A summary of conservation and maintenance works include:
 - (a) Roofing repairs and maintenance.
 - (b) Removal of the existing roof and terracotta tiles, identifying tiles that are able to be reused.
 - (c) Closely matching reclaimed tiles will be sourced to be installed where required alongside the reused tiles.
 - (d) New roofing underlay to be installed below new timber battens.
 - (e) New flashings and areas of flat roof to be installed along with tiles.
 - (f) Timber components of the roof will be repaired and replaced as required.
8. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
9000 reclaimed tiles	\$18,950
Lead for valleys and flashings	\$2,821
Light alloy fixing clouts	\$1,250
Scaffolding erection and dismantling	\$8,500
Scaffolding 6 weeks hire @ \$440 per week	\$2,640
Roofing underlay paper	\$2,300
Labour	\$45,956
Tile drilling	\$1,500

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Copper roofing to flat roof areas	\$6,086
Skip hire and cartage for tiles	\$4,850
Cranes, skips and traffic management	\$2,358
Labour and materials for repairs to other roofing components including bargeboards, rafters, valley boards, fascias, flashings	\$13,800
Council resource consent fee	\$1,500
Total of conservation and restoration related work	\$112,511

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 3 heritage building.

Proposed heritage grant (30%)	\$33,753
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FINANCIAL IMPLICATIONS

10.

	2009/10
Annual Budget	\$842,106
Commitment from previous year (St Paul's Presbyterian Church)	\$142,000
Total Grant funds committed year to date	\$213,425
Balance of 09/10 funds	\$486,681
Fund approval 148 Park Terrace	\$33,753
Total Available Funds 2009/10	\$452,928

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 Conservation 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.

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).
16. 'Heritage Protection', requires the Council to "Research and promote the heritage of Christchurch and Banks Peninsula. Work with developers, landowners and other stakeholders

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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.

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 **\$33,753** for conservation and maintenance work for the protected heritage building 'The Fleming House' at 148 Park Terrace, 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 Full Conservation Covenant with the signed covenant having the Council seal affixed prior to registration against the property title.

3(ii) HERITAGE GRANT APPROVAL – 2-16 DORSET STREET, CHRISTCHURCH

General Manager responsible:	General Manager, Strategy and Planning Group, DDI: 941-8281
Officer responsible:	Programme Manager, Liveable City
Author:	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 2-16 Dorset Street.

EXECUTIVE SUMMARY

2. 2-16 Dorset Street is a residential building made up of eight flats within two distinct blocks. The complex was designed by Sir Miles Warren and built around 1956-1957. The building is an early example of modern concrete block construction. The building is a prominent feature of the streetscene to this part of the city. See **Attachment One** for the statement of heritage significance.
3. The applicants, the owners of the eight apartments, have joined together to paint the entire exterior.
4. 2-16 Dorset 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 not registered 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 seven owners involved. There are eight separate units within the complex but the repainting of the façade will be carried out as a single project.

SCOPE OF WORK

8. A summary of conservation and maintenance works include:
 - (a) Repainting of the exterior of the building, including window frames and other timber components alongside the concrete walls.
9. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Exterior painting to include the concrete blocks and all the timber components of the units. Scaffolding costs included.	\$3759.25 Per unit
Total of conservation and restoration related work (Units 2-16)	\$30,074

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.

Proposed heritage grant (30%)	\$9,022
Grant per unit	\$1,127

FINANCIAL IMPLICATIONS

11.

	2009/10
Annual Budget	\$842,106
Commitment from previous year (St Paul's Presbyterian Church)	\$142,000
Total Grant funds committed year to date	\$361,646
Balance of 09/10 funds	\$338,460
Fund approval 2-16 Dorset Street	\$9,022
Total Available Funds 2009/10	\$329,438

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 each unit title owner will receive less than \$5,000 a requirement for a conservation covenant is not recommended for 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 **\$9,022** for conservation and maintenance work for the protected heritage building at 2 -16 Dorset Street subject to compliance with the agreed scope of works and certification of the works upon completion.
- (b) That payment of this grant is not subject to the applicants entering a Conservation Covenant as each individual unit title owner will receive less than \$5,000.

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

General Manager responsible:	General Manager, Strategy and Planning, DDI: 941 8281
Officer responsible:	Programme Manager, Liveable City
Author:	Ceciel DelaRue, Team Leader Urban Design and Heritage

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.

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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 January 2010
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
Total heritage related works	\$87,427	\$132,837

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

FINANCIAL IMPLICATIONS

- 9.

	2009/10
Annual Budget	\$842,106
Commitment from previous year (St Paul's Presbyterian Church)	\$142,000
Total Grant funds committed year to date	\$370,668
Balance of 09/10 funds	\$329,438
Fund approval 2 Cunningham Terrace (additional)	\$13,623
Total Available Funds 2009/10	\$315,815

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.

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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.

3(iv). HERITAGE GRANT APPROVAL – 133-139 MANCHESTER STREET, CHRISTCHURCH

General Manager responsible:	General Manager, Strategy and Planning Group, DDI: 941 8281
Officer responsible:	Programme Manager, Liveable City
Author:	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.

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

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

Particulars 135 – 139 Manchester Street	Costs
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
Total of conservation and restoration related work (135-139)	\$307,600

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.

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

FINANCIAL IMPLICATIONS

- 11.

	2009/10
Annual Budget	\$842,106
Commitment from previous year (St Paul's Presbyterian Church)	\$142,000
Total Grant funds committed year to date	\$247,178
Balance of 09/10 funds	\$452,928
Fund approval 133 Manchester Street	\$25,886
Fund approval 135-139 Manchester Street	\$107,660
Total Available Funds 2009/10	\$319,382

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.

4. HERITAGE GRANTS AND COVENANTS COMMITTEE SIX MONTHLY REPORT

General Manager responsible:	General Manager, Strategy and Planning Group, DDI: 941 8281
Officer responsible:	Programme Manager, Liveable City
Author:	Ceciel DelaRue, Team Leader Urban Design and Heritage

PURPOSE OF REPORT

1. The purpose of this report is to update the Committee on the Heritage Incentive Grants and Covenants approved during the six month period 1 July to 31 December 2009. A report is to be provided from the Committee to Council in March 2010.

EXECUTIVE SUMMARY

2. The attached report provides a summary of heritage grants and covenants approved during the period 1 July to 31 December 2009. The Committee are to report to the Council as required under the delegated authority of the Council to the Heritage Grants and Covenant Committee:

"The Committee be requested to report back to the Council twice a year, listing heritage grants which have been approved by the Committee pursuant to its delegated powers within the preceding six months".

3. The Heritage Incentive Grant Fund has a budget of \$842,106 for the 2009/10 financial year.
4. Eight grants had been approved from the 2009/10 budget by 31 December 2009 with a total value of \$341,873, leaving a remaining grant fund of \$500,233. Based on a number of pre-application discussions, a full take up of the Heritage Incentive Grant Fund is anticipated in the latter six months of 2009/10 financial year.
5. Statements of Heritage Significance, which have been provided as part of the decision making process for each grant application, will be attached to the Council report for reference.

FINANCIAL IMPLICATIONS

6. Heritage Incentive Grants are budgeted for on an annual basis through the Council's LTCCP. The total Heritage Incentive Grant Fund for 2009/10 is \$842,106.
7. Larger heritage maintenance and conservation projects may receive grant funding over more than one financial year. In the 2009/10 financial year the grant commitments include \$141,920 to St Pauls Trinity Pacific Presbyterian Church; the total grant of \$638,000 approved by Council in June 2009 is to be paid over four financial years.

	2009/10
Annual Budget	\$842,106
Commitment from previous year (St Paul's Presbyterian Church)	\$141,920
Grant approvals July to December 2009	\$199,873
Total Grant funds approved 2009/10 (at 31 December 2009)	\$341,793
Total Available Funds at 31 December 2009	\$500,313

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

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

LEGAL CONSIDERATIONS

9. 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.

4 Cont'd

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

10. Yes. Covenants are a more comprehensive form of protection for the buildings because they are registered against the property title, ensuring that the Council's investment is protected. For all grants approved in the six month period 1 July to 31 December 2009, covenants have been required as a condition of grant approval where the value of the grant exceed \$5,000.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

11. 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.
12. 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).
13. '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?

14. Yes.

ALIGNMENT WITH STRATEGIES

15. 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)
 - Christchurch City Plan and Banks Peninsula District Plan
 - Central City Revitalisation Strategy
 - New Zealand Urban Design Protocol.

Do the recommendations align with the Council's strategies?

16. Yes.

CONSULTATION FULFILMENT

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

STAFF RECOMMENDATION

18. It is recommended that the Committee receive the six monthly grants and covenants report for the period 1 July to 31 December 2009 and agree to report to the Council in March 2010.

4 Cont'd

BACKGROUND**19. HERITAGE INCENTIVE GRANTS APPROVED BY COMMITTEE JULY TO DECEMBER 2009**

Property name and address	Value of grant	Date approved by Committee	Covenant
St Josephs Church 18 Winchester Street, Lyttelton	\$20,238	3 August 2009	Full covenant
'Lochranza' 14 Godley Quay, Lyttelton	\$12,417	3 August 2009	Limited covenant
'The Tin Palace' 13 Oxford Street, Lyttelton	\$18,923	3 August 2009	Limited covenant
Former Crown Hotel 192 Moorhouse, Christchurch	\$106,760	6 October 2009	Full covenant
Dame Ngaio Marsh House 37 Valley Road, Christchurch	\$16,910	6 October 2009	Full covenant
Commercial Building 112 Lichfield Street, Christchurch	\$3,419	3 November 2009	No covenant required
The Canterbury Club 129 Cambridge Terrace, Christchurch	\$21,206	1 December 2009	Full covenant (limited area)
Total	\$199,873		

20. HERITAGE INCENTIVE GRANTS APPROVAL BY COUNCIL FOR 2009/10 FINANCIAL YEAR

St Pauls Presbyterian Church, 236 Cashel Street, Christchurch	\$141,920	24 June 2009	Full covenant
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In June 2009 a grant of \$638,000 was approved by the Council for St Paul's Presbyterian Church to be paid over a four year period. The commitment for the 2009/10 financial year is noted above.

21. COVENANTS APPROVED JULY TO DECEMBER 2009

Property name and address	Value of grant	Date approved by Committee/Council	Covenant
266 Prestons Road	Nil, covenant only	3 November 2009	Limited covenant