

3. HERITAGE GRANT APPROVAL – 107-109 CAMBRIDGE TERRACE, CHRISTCHURCH

General Manager responsible:	General Manager, Strategy and Planning Group, DDI 941-8281
Officer responsible:	Programme Manager, Liveable City
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PURPOSE OF REPORT

1. The purpose of this report is to obtain approval for a Heritage Incentive Grant (HIG) for 107-109 Cambridge Terrace (**Attachment 1**)

EXECUTIVE SUMMARY

2. 107-109 Cambridge Terrace is the former Library Chambers located at the corner of Hereford Street and Cambridge Terrace. The complex of buildings making up the former library were built in stage between 1875 and 1923. The original architect was W. B. Armson with later work by Collins & Harman. The building has stone and brick facades, parapet walls and slate roofs with bright green copper flashings (see Statement of Heritage Significance). Since 1982 the building has been used for commercial office space. The building is a prominent feature of this central city corner, with facades visible from the open space of the River Avon corridor.

3. The 1875 part of 107-109 Cambridge Terrace, the original library chamber, is listed Group 1 in the Christchurch City Council's City Plan. The remaining parts of the complex are listed as Group 2 in the City Plan. The City Plan states that:

'Group 1 listed heritage items include buildings, places and objects of international or national significance, the protection of which is considered essential.'

'Group 2 listed heritage items include buildings, places and objects which are of national or regional importance, the protection of which is seen as very important where this can be reasonably achieved.'

4. The building is registered Category 1 by the New Zealand Historic Places Trust Pouhere Taonga (NZHPT).
5. 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.
6. The building has been the subject of two previous grants from the Council for repairs to the stonework of the facades and the roof. The first of these was for \$5,000 in 1994 and the second was for \$11,250 in 1999. The building has remained in the same ownership, 'YYK Ltd' for this entire period of time.
7. The proposed work has been granted a Resource Consent, RMA 92014075.

SCOPE OF WORK

8. A summary of conservation and maintenance works include:
 - (a) Three-stage phased repair and renewal of the slate roof with the stages relating to the different sections of the building and their different ages and City Plan Classification;
 - (b) The slate will be a combination of the existing and new Spanish slate, with new slates to be used only on Stages 1 and 2 (the Group 2 Buildings);
 - (c) Replace existing copper valley linings and flashings to all sections of the roof with new of the same profile, thickness and appearance;
 - (d) Replacement of the existing rusted skylight glazing bar caps within all sections of the roof with new powder coated aluminium to matching profile and appearance; and
 - (e) Removal with crane of redundant air conditioning plant from within the roof space when roof is opened.

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

Particulars	Costs
Supply of replacement new Spanish slate for stages 1 and 2	\$70,486
Stage 1 roofing of 1923 Former Children's Library (Group 2)	\$58,463
Stage 2 roofing of 1893 former Library Chambers (Group 2)	\$27,867
Stage 3 roofing of 1875 former Library Chambers with reused slate (Group 1)	\$41,939
Total of conservation and restoration related work	\$198,755

HERITAGE INCENTIVE GRANTS POLICY

10. The Operational Guidelines for the Policy provide for a grant of up to 50 per cent of the total heritage related costs for a Group 1 heritage building and 40 per cent for Group 2.

Proposed heritage grant (40%) of Stages 1 & 2	\$62,726
Proposed heritage grant (50%) of Stage 3	\$20,970
Total Grant	\$83,696

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	\$434,191
Balance of 09/10 funds	\$265,915
Fund approval 107-109 Cambridge Terrace	\$83,696
Total Available Funds 2009/10	\$182,219

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. A Full Conservation Covenant is therefore required for this grant to be uplifted.

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.

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 **\$83,696** for conservation and maintenance work for the protected heritage building at 107-109 Cambridge 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.