

#### 4. HERITAGE GRANT APPROVAL – 198 HEREFORD STREET, CHRISTCHURCH

<b>General Manager responsible:</b>	General Manager, Strategy and Planning Group, 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 obtain approval for a Heritage Incentive Grant (HIG) for 198 Hereford Street (**Attachment 1**).

##### EXECUTIVE SUMMARY

2. 198 Hereford Street is a two-storey commercial building located on Hereford Street between Liverpool Street and Woolsack Lane close to Latimer Square. The building was designed in 1908 by the local architect F. J. Barlow for the Christchurch Drainage Board and it served as their offices until 1966. It was then used as commercial offices until 1995 when it was occupied by the '198 Youth Health Centre'.
3. The building was designed in a classical style with a stone and brick façade to Hereford Street. The remainder of the building has more functional brickwork with parapet walls and a corrugated iron roof (see Statement of Heritage Significance). The Hereford Street parapet originally had openings and a more ornate masonry central feature with a classical style pediment but these have been removed and replaced with a simple system of infill panels. The Hereford Street façade's brick panels and stone elements have been painted which substantially alters the appearance and architectural composition of the building's street façade.
4. The adjacent building at 196 Hereford Street has been demolished and a new building is under construction. The demolition and construction on this adjacent site has resulted in a number of problems for 198 including cracking and the need for structural repairs. The costs associated with these have been covered by insurance companies and are not part of this application.
5. The building is part of a series of buildings on this section of Hereford Street which provide a strong degree of enclosure to the street and reinforce the grid pattern of the central city. Many of these buildings date back to the initial development of this section of Hereford Street into a commercial district.
6. The building is listed Group 4 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 previous grants from the Council. The building is owned by 'Fisher & Associates Limited'.

##### SCOPE OF WORK

9. A summary of conservation and maintenance works include:
  - (a) Repairs to the two storey section including the insertion of a roof access hatch for future essential maintenance;
  - (b) Repairs and repainting of the lean-to roof at the north side of the building including flashings to walls;
  - (c) Repairs to the parapet and other flashings to all sections of the building;
  - (d) Repairs and repainting of the sash windows;
  - (e) Repainting of the exterior of the whole building excluding the brick panels on the façade to Hereford Street; and
  - (f) Removal of the existing paint to the brick panels on the Hereford Street façade.

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

<b>Particulars</b>	<b>Costs</b>
Cleaning and preparation of building exterior, repairs and repainting of windows;	\$8,950
Painting of building exterior;	\$8,500
Brick and plaster repairs to façade;	\$1,200
Creation of roof access hatch;	\$1,850
Repairs to roof cappings and installation of protective netting to gutters;	\$2,200
Work to wall and roof at junction of two storey section and lean-to section;	\$1,850
Cleaning and repainting of lower roof;	\$4,800
Removal of paint to brick panels and repair to brick joints	\$8,000
<b>Total of conservation and restoration related work</b>	<b>\$37,350</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 4 heritage building.

<b>Proposed heritage grant (30%)</b>	<b>\$11,205</b>
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#### **FINANCIAL IMPLICATIONS**

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	<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>	\$517,887
<b>Balance of 09/10 funds</b>	<b>\$182,219</b>
Fund approval 198 Hereford Street	\$11,205
<b>Total Available Funds 2009/10</b>	<b>\$171,014</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 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.

#### **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 measures 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.

#### 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 **\$11,205** for conservation and maintenance work for the protected heritage building at 198 Hereford 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.