

4. REPORT ON LAPSED HERITAGE INCENTIVE GRANTS

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 a number of Heritage Incentive Grants that were previously approved and have now reached the 18 month lapse period. Committee approval of the staff recommendations regarding extension of grants is sought.

EXECUTIVE SUMMARY

2. Table 1 provides a summary of heritage incentive grants that have now lapsed as it is greater than 18 months since these were approved. The Heritage Incentive Grants Policy Operational Guidelines provide for extensions to this period with the written approval of this Committee.

5(i) Grant money is available for a period of 18 months from the date of written approval of the Grant. This period will only be extended with the written consent of the Heritage Grants and Covenants Committee.

3. Payments of grants are made once the approved works have been completed and certified, receipts for work have been provided, and a covenant has been registered against the property where that is a condition of approval. If these requirements have not been met then grants cannot be uplifted.
4. Eight grants were approved in 2007/08 that have now lapsed as it is greater than 18 months since their approval. The value of these grants totals \$315,826 in Heritage Incentive Grant funding.
5. Grant recipients were advised in writing in March 2010 that their grants were near to or had reached the 18 month lapse period and that any extension would be subject to approval of the Heritage Grants and Covenant Committee. If they wished to seek an extension they were asked to do so in writing outlining the reasons for this and the anticipated completion date. For a number of the grants it was clear from previous correspondence that recipients would not be uplifting the grants, in such cases the letter stated that the file was now being closed.
6. There are a number of reasons for these grants having not been uplifted, including works not having been progressed and covenants not yet being registered. The status of each grant is noted in Table 1.
7. Staff recommend extensions to four grants, the value of these grants totalling \$282,138, and notify the lapse of four grants totalling \$33,688. Where extensions are proposed staff consider that reasonable progress has been made by grant recipients and/or satisfactory reasons provided for delay. It is not proposed to extend any grants beyond the current 2010/11 financial year.
8. Resolution of the extension of these grants, or otherwise, by Committee is requested in order to provide certainty to grant recipients that if they progress works the grant will be paid out. Where grants have lapsed and no extension is agreed these funds will be referred to the general Council budget and the carry forward reduced. It is however proposed that these funds are returned to the Heritage Incentive Grant Fund in the 2010/11 financial year to provide additional funds in recognition of the progress being made with the New Regent Street revitalisation and the increased call on grant funds.

FINANCIAL IMPLICATIONS

9. Heritage Incentive Grants are budgeted for on an annual basis through the Council's LTCCP and annual plan process. The Heritage Incentive Grants Policy Operational Guidelines state that grant funds are available for a period of 18 months from the date of written approval of the grant. For most grants the works are not completed within the same financial year as the grant approval, therefore the value of the grant is carried forward into the next financial year.

Extensions to this 18 month lapse period result in an increased carry forward within the budget. Where an extension is approved the grant money will continue to be committed in the budget, however all proposed extensions fall within the 2010/11 financial year.

10. Where a grant has lapsed and no extension is agreed it is proposed that the grant funds remain in the Heritage Incentive Grant Fund for allocation in the 2010/11 financial year. This will increase the available fund for 2010/11. Staff have requested that these funds be held in recognition of the increased call on grant funds from New Regent Street properties as this will meet a key objective in the LTCCP by providing for the revitalisation of this street to proceed within a shorter timeframe. The amount that would be returned to the Heritage Incentive Grant Fund from grants that have lapsed is \$33,688.
11. Table 1 provides a summary of heritage incentive grants that have now lapsed as it is greater than 18 months since these were approved. Table 2 summarises the total value of the lapsed grants and the total value of grants that staff are recommending be extended.

Table 1: Lapsed Heritage Incentive Grants

Property name and address	Date of grant approval	Total grant approved	Status	Staff recommendation
53 Gloucester Street, Mildenhall	25 Sept 2007	\$12,800	Extension requested. Delay due to personal reasons, now ready to commence work if extension agreed.	Extension: 1 May 2011
361 Cambridge Tce Riverview Lodge	25 Sept 2007	\$1,500	No request for extension received.	Lapsed
Bealey Ave 10-20 / 26 Dublin St Maisonettes	1 Nov 2007	\$8,398	No request for extension received.	Lapsed
17 Rue Lavaud, Windermere, Akaroa	1 Nov 2007	\$7,290	Notified March 2010 that file would be closed.	Lapsed
69 Manchester St, Cecil House	3 June 2008	\$7,200	Resource consent currently being processed.	Extension: 1 May 2011
399 Papanui Road, Woodford	3 June 2008	\$16,500	No progress made with work. No request for extension received.	Lapsed
39 Kahu Rd, Christchurch Boys High School, Deans Farm buildings	3 June 2008	\$30,699	Extension requested. Update provided on progress with commissioning of work and obtaining finance.	Extension: 1 May 2011
152-156 Oxford Tce, Public Trust bldg	24 June 2008	\$231,439	Extension requested. Works are completed and a covenant is required to uplift the grant. Discussion with applicant regarding covenant and conservation plan.	Extension: 1 May 2011

Table 2: Total lapsed grants

	Number of grants	Total Funds
Grants lapsed	Four	\$33,688
Grants extended	Four	\$282,138
Total	Eight	\$315,826

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. The Heritage Incentive Grants Policy Operational Guidelines provide for Committee approval of extensions beyond the 18 month period.

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

14. Yes.

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 and Banks Peninsula District Plan

Heritage protection is 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.

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.

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. All grant recipients have been advised that grant approvals have an 18 month lapse period.

STAFF RECOMMENDATION

22. It is recommended:

- (a) That the Committee approve extensions to the following Heritage Incentive Grants through to 1 May 2011 to allow for completion of works, registration of covenants, and uplifting of the grant funds:
 - 53 Gloucester Street, Mildenhall
 - 69 Manchester Street, Cecil House
 - 39 Kahu Street, Christchurch Boys High School, Deans Farm Buildings
 - 152-156 Oxford Terrace, Public Trust Building

- (b) That the Committee agree that the following Heritage Incentive Grants have now lapsed as it is greater than 18 months since these grants were approved and uplifting of the grant funds will no longer be possible:
 - 361 Cambridge Terrace, Riverview Lodge
 - Bealey Ave 10-20 / 26 Dublin St, the Maisonettes
 - 17 Rue Lavaud, Windermere, Akaroa
 - 399 Papanui Road, Woodford

- (c) That a total of \$33,688 relating to those grants that have now lapsed and are not to be extended is made available for allocation of Heritage Incentive Grants in 2010/11.