

6. HERITAGE GRANT APPROVAL – 137-139 HIGH STREET, CHRISTCHURCH

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| 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 for 137-139 High Street, Christchurch.

EXECUTIVE SUMMARY

2. The Duncan's Building was designed by The Luttrell Brothers Architects, and built in 1905 (refer to the Statement of Heritage Significance, **Attachment 1**). An extension at the back of the property, in reinforced concrete, was constructed in the 1930's.
3. The Duncan's Building is a series of attached two storey units stretching along the south-western side of High Street between Tuam Street and St Asaph Street. Number 137-139 is close to the St Asaph Street end of the terrace. The whole building originally contained 16 shop units with living premises above. The unit at number 137-139 has now been converted to contain a separate office at first floor with retail and printing still present on the ground floor.
4. The building was designed in an Edwardian style with brick and stone facades to High Street and plainer brickwork elsewhere. Each of the units had a pair of large arched sash windows at first floor level with ornate plastered surrounds. At ground floor level there were large shop-fronts with deeply recessed entrance doorways leading to the retail activities. The building originally had a bull-nose veranda along the entire High Street frontage but this was changed to a suspended veranda, parts of which still remain including the section at Number 137-139. At roof level there is a substantial brickwork parapet with three stone and/or plastered pediments spaced at intervals along the High Street frontage. The roofing material is corrugated iron.
5. The building is constructed from load-bearing, unreinforced masonry with timber floors and roofs. The rooftop parapet does not have any additional restraint mechanisms to prevent its collapse under seismic loads. A number of other units within the building have been retrospectively enhanced structurally with the insertion of steel frames and other devices. The proposed steel frames for the walls of number 137-139 will be exposed on the interior.
6. The building at 137-139 High Street is registered Category II with the New Zealand Historic Places Trust Pouhere Taonga (NZHPT). The building is listed Group 3 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 a previous Heritage Incentive Grant from the Council. The building is owned by Catharina Arts. The proposed work has a resource consent (RMA 92016466) and building consent (ABA 10098971)

SCOPE OF WORK

9. A summary of conservation and maintenance works include:
 - (a) Seismic Strengthening of the unit with internal steel framework;
 - (b) Securing of the parapet wall facing High Street back through the roof to the internal structure;
 - (c) Securing the parapet walls perpendicular to High Street.

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

| Particulars | Costs |
|---|------------------|
| Seismic Strengthening work | \$136,748 |
| Resource Consent fee (CCC) | \$993 |
| Total of conservation and restoration related work | \$137,741 |

HERITAGE INCENTIVE GRANTS POLICY.

11. The Operational Guidelines for the Policy provide for a grant of up to 30% of the total heritage related costs for a Group 3 heritage building.

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| Proposed Heritage Grant (30%) | \$41,322 |
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FINANCIAL IMPLICATIONS

- 12.

| | 2010/11 |
|---|------------------|
| Annual Budget | \$763,684 |
| Commitment from previous year (St Paul's Presbyterian Church) | \$141,920 |
| Total Grant funds committed year to date | \$125,756 |
| Balance of 10/11 funds | \$496,008 |
| Fund approval for 137-139 High Street | \$41,322 |
| Total Available Funds 2010/11 | \$454,686 |

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 will be 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 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.

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. The 'Heritage Protection' Activity Management Plan identifies proactive partnerships with listed heritage building owners as a performance standard, the upgrade of the New Regent Street buildings by 2014 is identified as a level of service.

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 **\$41,322** for conservation and maintenance work for the protected heritage building, 137-139 High 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 20 year Limited Conservation Covenant with the signed covenant having the Council seal affixed prior to registration against the property title.