

HERITAGE GRANTS AND COVENANTS COMMITTEE AGENDA

THURSDAY 2 SEPTEMBER 2010

AT 1PM

IN THE NO. 2 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 COMMITTEE SIX MONTHLY REPORT**
- 4. REPORT ON LAPSED HERITAGE INCENTIVE GRANTS**

2. 9. 2010

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1. APOLOGIES

2. DELEGATIONS

3. 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:	Brendan Smyth, Architecture, Heritage & Urban Design

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 January to 30 June 2010. A report is to be provided from the Committee to Council in August 2010.

EXECUTIVE SUMMARY

2. The attached report provides a summary of heritage grants and covenants approved during the period 1 January to 30 June 2010. 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. A further 16 grants were approved by 30 June 2010 resulting in a full allocation of the Grant Fund.
5. Statements of Heritage Significance, which have been provided as part of the decision making process for each grant application, are 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 was \$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 Paul's 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
Grant Approvals January to June 2010	\$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.

3 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 January to 30 June 2010, 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.

3 Cont'd

STAFF RECOMMENDATION

18. It is recommended:

- (a) That the Committee receive the six monthly grants and covenants report for the period 1 January 2010 to 30 June 2010 and agree to report to Council in August 2010.

BACKGROUND

19. Heritage incentive grants approved by committee January to June 2010

Property name and address	Value of grant	Date approved by Committee	Covenant
42 Gloucester Street 'Orari' Attachment 1	\$13,552	4 February 2010	Limited covenant
148 Park Terrace, 'Fleming House' Attachment 2	\$33,753	4 March 2010	Existing covenant
2-16 Dorset Street Attachment 3	\$9,022	4 March 2010	No covenant required
2 Cunningham Terrace, Lyttelton Attachment 4	\$13,623	4 March 2010	Full covenant
133 Manchester Street Attachment 5	\$25,886	4 March 2010	Full covenant
136-139 Manchester Street Attachment 6	\$107,460	4 March 2010	Full covenant
39 Oxford Street, Lyttelton Attachment 7	\$27,796	1 April 2010	Full covenant
44 Rue Balguerie, Akaroa Attachment 8	\$3,026	1 April 2010	No covenant required
107-109 Cambridge Terrace Attachment 9	\$83,696	6 May 2010	Full covenant
198 Hereford Street Attachment 10	\$11,205	6 May 2010	Limited covenant
86 Chester Street East Attachment 11	\$10,124	6 May 2010	Limited covenant
61 Wigram Road, A & P Hut Attachment 12	\$19,767	3 June 2010	Limited covenant
157a Gloucester Street, New Regent Street Shops Attachment 13	\$14,847	3 June 2010	Limited covenant
229 Kilmore Street, 'Piko Wholefoods' Attachment 14	\$5,325	3 June 2010	Limited covenant
32 Salisbury/381 Montreal Street, 'Ironsides House' Attachment 15	\$10,502	3 June 2010	Limited covenant
146 Kilmore Street, 'Repertory Theatre' Attachment 16 Total grant of \$213,976 approved over 2 financial years (\$103,247 in 2010/11)	\$110,729	3 June 2010	Full covenant
Total	\$500,313		

3 Cont'd

20. Covenants approved July to December 2009

Property name and address	Value of grant	Date approved by Committee/Council	Covenant
37 Valley Road	Nil, covenant only	1 April 2010	Full covenant

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.

4 Cont'd

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

4 Cont'd

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.

4 Cont'd

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.

4 Cont'd

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.

HERITAGE GRANTS AND COVENANTS COMMITTEE AGENDA CONT'D

THURSDAY 2 SEPTEMBER 2010

AT 1PM

IN THE NO. 2 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

- 5. HERITAGE GRANT APPROVAL – CHURCH OF ST MARY, 2 TRUSCOTTS ROAD, CHRISTCHURCH**
- 6. HERITAGE GRANT APPROVAL – 137-139 HIGH STREET, CHRISTCHURCH**
- 7. HERITAGE GRANT APPROVAL – 11 NEW REGENT STREET, CHRISTCHURCH**

5. HERITAGE GRANT APPROVAL – CHURCH OF ST MARY, 2 TRUSCOTTS ROAD, CHRISTCHURCH

General Manager responsible:	General Manager, Strategy and Planning Group 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 the Church of St Mary, 2 Truscotts Road, Heathcote Valley, Christchurch.

EXECUTIVE SUMMARY

2. The Church of St Mary, Heathcote Valley was designed by an unknown architect and built in 1860 (refer to the Statement of Heritage Significance, **Attachment 1**).
3. The church is an example of small scale, colonial timber gothic church architecture from the 1860's. Some of the church windows may have come out on the first four ships to arrive as part of the Canterbury Settlement. The church was originally known as St Peters and was located close to the Bridle Path Road. It was renamed St Mary's and in 1925 it was moved to the current site.
4. The construction of the church is traditional timber weatherboard cladding on a timber frame. The church has a cruciform plan and a simple overall form but does have lancet shaped stained glass windows, and decorative timber elements including unusual acorn shaped carved bargeboards. The acorn carving details extend around the eaves of the building. There are a number of simple timber crosses located at the apex of the gables.
5. The church has been altered on numerous occasions and has been reroofed with cedar shingles in 2001. The cedar shingles replaced decramastic tiles which in turn replaced an earlier corrugated iron roof. However, even with these changes, the church retains it's simple form and coherent external appearance. The Church is still used as originally intended, as a church for the Heathcote-Mt Pleasant Anglican Parish.
6. The Church of St Mary, in Heathcote is not registered with the New Zealand Historic Places Trust Pouhere Taonga (NZHPT). The building is listed Group 2 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 'Church Property Trustees'. The applicant has been advised that the proposed work will require a resource consent and this has yet to be submitted and approved.

SCOPE OF WORK

9. A summary of conservation and maintenance works include:
 - (a) Borer treatment to timber both internally and externally;
 - (b) Repairs to ornate 'acorn' carving and to timber weatherboard cladding;
 - (c) Repainting of exterior of church including handrails;
 - (d) Repainting of the interior of the sanctuary;
 - (e) Re-shingle of bell tower and maintenance to shingle roof of church.

5 Cont'd

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

Particulars	Costs
Borer treatment to sub-floor and annual spray;	\$1,245
Exterior repairs to cladding and decorative timber, and provide access to subfloor void;	\$1,938
Repainting of exterior;	\$6,983
Repainting of handrails;	\$208
Repainting of interior (sanctuary);	\$392
Re-shingle bell tower and maintenance to church shingle roof;	\$3,465
Total of conservation and restoration related work	\$14,231

HERITAGE INCENTIVE GRANTS POLICY.

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

Proposed Heritage Grant (40%)	\$5,692
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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	\$120,064
Balance of 10/11 funds	\$501,700
Fund approval for 11 Church of St Mary	\$5,692
Total Available Funds 2010/11	\$496,008

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.

5 Cont'd

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.

5 Cont'd

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

23. It is recommended that the Heritage Grants and Covenants Committee approve:
 - (a) A Heritage Incentive Grant of up to **\$5,692** for conservation and maintenance work for the protected heritage building, St Mary's Church at 2 Truscotts Road 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.

6. HERITAGE GRANT APPROVAL – 137-139 HIGH 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 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.

6 Cont'd

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.

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.

6 Cont'd

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.

6 Cont'd

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.

7. HERITAGE GRANT APPROVAL – 11 NEW REGENT 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 for Number 11 New Regent Street, Christchurch.

EXECUTIVE SUMMARY

2. Number 11 New Regent Street is one of the original mid-street units of the New Regent Street shops. The whole of New Regent Street was designed by the architect Francis Willis and built in 1931 (refer to the Statement of Heritage Significance, **Attachment 1**).
3. The two storey unit is located towards the south-western end of New Regent Street. The original timber and glass entrance doorway has been retained on the street frontage. However, the large shop window and timber frame has been replaced at some point and all of the ground floor timber components have been painted brown covering the original stained timber finish. The original decorative tile-work at the ground floor level has all been removed and replaced with textured bricks and signage boards. Internally the original stair is still in place although the lower part of the original handrail has been removed and replaced with a simple timber handrail.
4. Similar to the structure elsewhere on the New Regent Street shops, Number 11 New Regent Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The western facade of the building has not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels do require new cavity wall ties to improve their structural performance.
5. Number 11 New Regent Street has one of the roof level concrete 'eyelids' which would have originally held genuine 'Spanish' style clay tiles. These relatively heavy tiles were later removed to prevent them falling into the street below. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this are the shop-fronts with timber framed glazing next to portions of textured painted brickwork.
6. New Regent Street is registered Category 1 with the New Zealand Historic Places Trust Pouhere Taonga (NZHPT). All of the original 1931 shop buildings of New Regent Street, including Number 11 are listed Group 2 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 'Sheffield Trust'. This is the third application for a grant that relates specifically to the New Regent Street Revitalisation Project and others are expected to follow shortly. The aim of this project is the revitalisation of the entire street by 2014, a level of service in the 2009-19 LTCCP. The proposed work has received resource consent under RMA 92014997, an application prepared and submitted by Council staff to facilitate conservation and maintenance work in the street.

SCOPE OF WORK

9. A summary of conservation and maintenance works include:
 - (a) Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork;

7 Cont'd

- (b) Repairs to plaster facades, full preparation and repaint of the street facing façade, including concrete eyelid.

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

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, east & west walls and repairs to plastered façade (east wall).	\$5,504
Repainting of plastered east façade.	\$6,703
Total of conservation and restoration related work	\$12,207

HERITAGE INCENTIVE GRANTS POLICY.

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

Proposed Heritage Grant (40%)	\$4,883
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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	\$115,181
Balance of 10/11 funds	\$506,583
Fund approval for 11 New Regent Street	\$4,883
Total Available Funds 2010/11	\$501,700

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. As the amount of this grant will be below \$5,000 no 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.

7 Cont'd

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.

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7 Cont'd

Central City Revitalisation Strategy

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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".

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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

23. It is recommended that the Heritage Grants and Covenants Committee approve:

- (a) A Heritage Incentive Grant of up to **\$4,883** for conservation and maintenance work for the protected heritage building at 11 New Regent Street subject to compliance with the agreed scope of works and certification of the works upon completion.