

HERITAGE AND ARTS COMMITTEE AGENDA

FRIDAY 4 MAY 2012

AT 1 PM

IN COMMITTEE ROOM 2, CIVIC OFFICES, 53 HEREFORD STREET

Committee: Councillor Helen Broughton (Chairperson),
Councillors Sally Buck, Barry Corbett, Yani Johanson, Glenn Livingstone.

**General Manager
Strategy and Planning**
Michael Theelen
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- PART A - MATTERS REQUIRING A COUNCIL DECISION**
- PART B - REPORTS FOR INFORMATION**
- PART C - DELEGATED DECISIONS**

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HERITAGE AND ARTS COMMITTEE 4. 5. 2012

1. APOLOGIES

Nil.

2. DEPUTATIONS BY APPOINTMENT

- **Deborah McCormick of SCAPE**

SCAPE is an organisation which installs contemporary art by local, national and international artists in public spaces in Christchurch. Deborah will be presenting on the next SCAPE Christchurch Biennial to be held in September 2013 with a focus of the education and public programmes. SCAPE's principal patron Lady Adrienne Stewart will also be in attendance.

- **Mark Gerrard of Historic Places Canterbury**

Historic Places Canterbury is an independent non-government organisation. Mr Gerrard would like to introduce the organisation to the Committee and share some of its views on issues of concern.

3. ARTS UPDATE

An update on the arts in Christchurch will be provided at the meeting.

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4. CHANGE IN SCOPE OF WORK –ST PAUL’S TRINITY PACIFIC CHURCH, 236 CASHEL STREET

General Manager responsible:	General Manager, Strategy and Planning Group DDI 941-8281
Officer responsible:	Programme Manager, District Planning
Author:	Brendan Smyth, Heritage, Architecture and Urban Design

PURPOSE OF REPORT

1. The purpose of this report is to obtain retrospective approval for a change to the scope of work for the Heritage Incentive Grant of St Paul’s Trinity Pacific Church, 236 Cashel Street Christchurch.

EXECUTIVE SUMMARY

2. St Paul’s Trinity Pacific Church at 236 Cashel Street was designed by the Architect Samuel Farr in 1876. The architecturally distinct church was constructed of plastered brick in a classical style with a large four column portico entrance on the north side and a tower on the north-west corner. The building was listed in the Christchurch City Plan Group 1 and was registered Category I by the New Zealand Historic Places Trust Pouhere Taonga (NZHPT). The Christchurch City Council resolved to approve a Heritage Incentive Grant to the Church on 25 June 2009 (refer to **Attachment 1**, Report to full Council, Item 5).
3. The previously approved scope of work for this project included:
 - (a) external remedial maintenance including the slate roof, lead domes, spouting and down pipes
 - (b) stone and plaster work maintenance
 - (c) external limewash with enamel paint to entry doors
 - (d) replace electrical reticulation including switchboard, and replacement pilaster light fittings
 - (e) structurally strengthen the building to 60 percent to meet current Building Code requirements
 - (f) upgrade the fire safety compliance to meet current Building Code requirements
 - (g) repair or replace existing steel windows and re-glaze.

The total approved grant for the work was \$638,000 being 50 percent of the cost of the scope of work to heritage fabric of \$1,276,000. This sum was to be spread out over a number of years as the work progressed. Only part of this grant was ever paid out for the reasons outlined below and the bulk of the funds are still held by the Council.

4. Prior to any restoration work beginning, a fire occurred in August 2009. The fire started in the east porch which did considerable damage to the church interior including the organ, internal plastered surfaces, woodwork panelling, upper floor pews and the glazing. The repair of these items was covered by the church’s building insurance. Work on the repair of these items was started including the removal of the damaged organ to a workshop in Timaru. The ground floor pews were not considered to be severely damaged by the Insurance Assessor and a sum of \$10,000 was paid out for the cleaning only of these items. The actual building renovation project was underway at the time of the 4 September 2010 earthquake, which disrupted the work to only a limited degree and work continued into 2011. The work to the foundations as part of the seismic upgrade had started and work on preparing for the removal of the windows was also underway, with secondary security glazing installed on the exterior to keep the building secure and watertight. Unfortunately the building was severely damaged in the 22 February 2011 earthquake, and was subsequently completely demolished. No site visits by Council staff were made to the interior of the building before demolition, as this was considered too dangerous. Very little of the interior was salvaged - only items that had already been removed before the 22 February 2011 earthquake, which included the ground floor pews and the carved timber wall mounted ‘Roll of Honour’ panels, for those members of the congregation lost in various wars.

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5. Prior to 22 February 2011 the pews in the lower part of the church had been removed to allow for scaffolding to be erected internally. As the windows were now being repaired and refurbished as part of the insurance claim for the fire, the applicant approached Council staff in December 2010 seeking approval for a change in the scope of works. The change proposed a redirection of part of the previously approved grant for window repair to refurbishment of the ground floor pews. The original grant was based on a figure of \$214,000 for window refurbishment. Notwithstanding the initial approach, Council staff were unaware of any work being undertaken outside of the scope of works before early February 2011, when invoices were submitted by the church for payment of part of the grant.
6. The pews at St Paul's are unique in their design, being made to interlock with each other and be supported on the main church walls through slots in the timber panelling. They were an integral part of the building, and would have been eligible to be considered to be part of the scope of works had the applicant included them in the original application. The church's Conservation Architect advised that they were in need of a full overhaul and not just the cleaning funded from the insurance claim. This would involve stripping back to bare wood surface, treating for damage and borer and then applying a number of coats of special finishes such as 'Lasur' and shellac. The grant recipient sought tenders for this work from a number of specialist companies and then proceeded to commission the work without Committee approval for the change to the Heritage Incentive Grant scope of works. The work was undertaken from November 2010 to February 2011, and the pews have now been fully restored and are safely stored in containers on the site of the former church. The work to the pews was undertaken by Heritage Finishes Limited, and the cost of this work was \$143,000. The applicant would have been eligible to apply for 50 percent of this figure if the normal process had been followed to seek a change in the approved scope of works. The grant recipient is now seeking retrospective approval for the change in the scope of works, being a sum of \$71,500.

HERITAGE INCENTIVE GRANTS POLICY

7. This application is not for a new grant, but for a retrospective change to the previously approved scope of works. Heritage incentive grants policy – operational guidelines allows for retrospective grant approvals where works have been undertaken without consultation with Council. The policy states that no grant application will be accepted for the work other than at the specific discretion of the Heritage Grants and Covenants Committee (now the Heritage and Arts Committee) or the Council, having regard to any special circumstances which may apply. The payment sought by the grant recipient is less than the amount originally approved for the glazing repair work. The remaining Council's Heritage Incentive funds committed to St Paul's Trinity Pacific Church will be sufficient to meet the sum being requested. Should payment be approved, it will close the account for this project and allow for the release of the remaining funds back into the Heritage Incentive Grant fund for use on other heritage work.

FINANCIAL IMPLICATIONS

8. The St Paul's grant was for a sum of \$638,000 spread over four years. A total of \$49,598 has been paid out for work completed and complying with the Heritage Incentive Grant requirements, leaving a figure of \$588,402. If the Committee agrees to pay \$71,500 being the cost of the works to the pews, then the remainder will be \$516,902, which can then be returned to the Heritage Incentive Grant Fund.

LEGAL CONSIDERATIONS

9. A full Conservation Covenant was signed and registered against the Certificate of Title for this building. This covenant will now need to be removed from the title of 236 Cashel Street. The Committee has previously delegated authority to the General Manager Strategy and Planning to uplift conservation covenants from titles where the building has been destroyed as a result of the Canterbury Earthquakes. (Report to Council, 27 October 2011, Heritage Covenant Consent, Warner's Hotel, 50 Cathedral Square).

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CONSULTATION FULFILMENT

10. There is no requirement for community consultation for Heritage Incentive Grants or Covenants.

STAFF RECOMMENDATION

It is recommended that the Heritage and Arts Committee approve retrospective approval for the change in the scope of works, to allow for the existing grant funds set aside for St Paul's for window repairs to be allocated for the pew refurbishment. This would involve the sum of **\$71,500** being released to the applicant, and the remaining grant sum of **\$516,902** being returned to the Heritage Incentive Grant Fund.

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5. HERITAGE INCENTIVE GRANT GREATER THAN \$100,000 - ST PAUL'S TRINITY PRESBYTERIAN CHURCH, 236 CASHEL STREET

General Manager responsible:	General Manager Strategy and Planning, DDI 941-8281
Officer responsible:	Programme Manager, Liveable City
Author:	Neil Carrie, Principal Adviser, Heritage and Urban Design

PURPOSE OF REPORT

1. The purpose of this report is to consider a heritage incentive grant for St Paul's Trinity Pacific Presbyterian Church, 236 Cashel Street.

EXECUTIVE SUMMARY

2. St Paul's Trinity Pacific Church was designed by architect Samuel Farr in 1876. The church is constructed of plastered brick in a classical style which may have been preferred for a non-conformist Presbyterian church. Principal features include the north entry facade strongly articulated with Doric columns and the twin domes which topped the portico and the landmark site on the corner of Cashel and Madras Streets.
3. The Church has a City Plan Group 1 listing and a Category I listing on the New Zealand Historic Places Trust Register. The building is significant in particular for its historical, cultural, architectural, group, landmark and technological heritage values. The Statement of Heritage Significance is included as **Attachment 1**.
4. Heritage grants greater than \$100,000 require the approval of the Council. The proposed conservation, code compliance and maintenance works for St Paul's are extensive and will ensure the future protection and continuing use of this significant heritage building. The application provided extensive information and includes a Conservation Plan and condition report by a recognised conservation architect. The engineering consultants have taken Council advice on the seismic upgrade methods which will result in only minor intrusions to the building. The application meets all the criteria for a grant as provided in the Heritage Incentive Grants Policy – Operational Guidelines.

Scope of Works

5. A summary of conservation, maintenance and Building Code compliance works include:
 - (a) External remedial maintenance including the slate roof, lead domes, spouting and down pipes.
 - (b) Stone and plaster work maintenance.
 - (c) External limewash with enamel paint to entry doors.
 - (d) Replace electrical reticulation including switchboard, and replacement pilaster light fittings.
 - (e) Structurally strengthen the building to 60% to meet current building code requirements.
 - (f) Upgrade the fire safety compliance to meet current building code requirements.
 - (g) Repair or replace existing steel windows and re-glaze.
6. **Costs for conservation**, including code compliance and maintenance works are outlined in the table below:

Particulars	Cost
Earthquake strengthening	\$620,000
Fire sprinkler system	\$100,000
External maintenance	\$175,000
Window repair and glazing	\$214,000
Electrical reticulation and external heritage lighting	\$28,000
Slate, lead, and corrugated steel roof repairs, spouting and down pipes	\$139,000
Total heritage-related works	\$1,276,000

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7. In the case of electrical upgrade where there is a risk of damage to the heritage fabric through failure of these services, a portion of the work is considered appropriate for grant funding. In this case staff recommend that half of the cost of electrical works be considered for grant funding and this proportion is included in the above costs of conversation.

Heritage Incentive Grants Policy.

8. The Operational Guidelines for the Policy provide for a grant of up to 50% of the total heritage related costs for a Group One heritage building.
9. As detailed above and in the statement of significance at Attachment 1, the Church has a City Plan Group 1 listing and a Category I listing on the New Zealand Historic Places Trust Register.
10. St Paul's has a cultural and spiritual value with a long history and has been a place of worship in Christchurch for 109 years.
11. The church occupies a landmark site on the corner of Cashel and Madras Streets. Contextual significance arises given the relation of St Paul's to other heritage listed places along Cashel Street and to Latimer Square. It is also within the proximity of the Catholic Cathedral on Barbadoes Street.
12. An extensive scope of works is proposed, including seismic upgrades, all of which are considered to be essential for 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.

Proposed heritage grant (50%)	\$638,000
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FINANCIAL IMPLICATIONS

13. Larger heritage renovation projects may cover more than one financial period. For these projects it is important that the recipient has confirmation that Council support will be provided before commencement, for the length of the project. The grant request of \$638,000 which is the subject of this report can be accommodated over four financial years thus: 2008/09 (\$212,238); 2009/10 (\$141,920.67); 2010/11 (\$141,920.67) and 2011/12 (\$141,920.67)

	08/09	09/10	10/11	11/12
Annual Budget	\$595,000	\$595,000	\$595,000	\$595,000
Carried Forward from Previous year	\$714,683			
Total Budget including carry-forwards	\$1,309,683			
Total Grant funds paid	259,795			
Total Grant fund commitment	\$1,049,888			
Balance of 08/09 funds	\$212,238			
Fund approval for St Paul's Trinity Church	\$212,238	\$141,920	\$141,920	\$141,920
Total \$638,000				
Total Available Funds 08/09	\$000,000			

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

14. Yes. The Heritage Incentive Grant budget is an annual fund provided for in the 2006-16 LTCCP. Heritage Grants are budgeted for on an annual basis via the LTCCP.

LEGAL CONSIDERATIONS

15. A full conservation covenant is required under the Heritage Conservation Policy for listed heritage properties receiving heritage incentive grants of \$50,000 or more.

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

16. 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

17. Heritage protection is aligned to the Community Outcome 'An Attractive and Well-designed City'. This provides for, among other things, ensuring "our lifestyles and heritage are enhanced by our urban environment". The success measure is that "our lifestyles and heritage are enhanced by our urban environment". Heritage incentive grants contribute towards the number of protected heritage buildings, sites and objects, which is the measure of the outcome.
18. One of the objectives under the Strategic Direction Strong Communities provides for "protecting and promoting the heritage character and history of the city" (Goal 7, Objective 4).
19. City Development Activities and Services aims to help improve Christchurch's urban environment among other things. One activity under City Development provides for Heritage Protection, whereby the Council provides "leadership, advocacy, resources, grants and conservation covenants to conserve and rehabilitate heritage items". One of the Council's contributions is to ensure the city's heritage is protected for future generations. 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 2006-16 LTCCP?

20. Yes.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

21. 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 feature 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.

Banks Peninsula District Plan

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.

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New Zealand Urban Design Protocol

Heritage redevelopment 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 retention of heritage will contribute towards the implementation of the New Zealand Urban Design Protocol, to which the Council is a signatory.

Heritage Conservation Policy

Heritage incentive grants are provided for under section 8 of the Heritage Conservation Policy. 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".

Heritage Conservation Policy is also aligned with Council's Strategic Directions, Strong Communities Goal 7: *"Celebrate and promote Christchurch's identity, culture and diversity by protecting and promoting the heritage character and history of the city."* and Liveable City Goal 4 of: *"Maintain and enhance the quality of development, and renewal of the city's built environment by protecting Christchurch heritage buildings and neighbourhood character."*

The Heritage Grants Policy is aligned with the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value, of which the Christchurch City Council is a signatory.

Do the recommendations align with the Council's strategies?

22. Yes.

CONSULTATION FULFILMENT

23. There is no requirement for community consultation for heritage incentive grants.

THE OBJECTIVES

24. The objectives are to work in partnership with private investors for the betterment of Christchurch City at present and into the future. The Heritage Incentive Grants Scheme is an effective non-regulatory tool towards this end. Heritage is a significant factor in the tourism sector which is one of the city's main income generators. It is in the city's interests to preserve its heritage for economic and social reasons; it is thus in its interests to protect its investment towards this end by approving the grant.

STAFF RECOMMENDATION

It is recommended that the Council:

- (a) Approve a heritage incentive grant of up to \$638,000 over four years to the St Paul's Trinity Pacific Presbyterian Church, 236 Cashel Street, subject to compliance with the agreed scope of works and certification of works upon completion.
- (b) Enter into a full conservation covenant under section 77 of the Reserves Act, in accordance with the Heritage Incentives Grants Policy, with the signed covenant having the Council seal affixed prior to registration on the property title.

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5. HERITAGE GRANT APPROVAL – 10 NORWICH QUAY, LYTTTELTON

General Manager responsible:	General Manager, Strategy and Planning Group, DDI 941-8261
Officer responsible:	Programme Manager, District Planning
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 (HIG) for 10 Norwich Quay, Lyttelton.

EXECUTIVE SUMMARY

2. 10 Norwich Quay, also known as “Minster House” is located close to the junction of Norwich Quay and Oxford Terrace. The building is owned by James David and Heather Bundy. There is no certainty as to the Architect of the building, nor its exact date of construction. However, it has an association with a prominent Lyttelton figure, Robert Forbes, and his son George Forbes who later became Prime Minister of New Zealand (refer to the Statement of Heritage Significance in **Attachment 1**).
3. The single storey building has a relatively simple form and plan and a pitched roof. The square profile roofing material is not the original but dates from the 1980s. Until the recent Canterbury earthquakes the building was used as a video rental store. Most of the historic parts of the building were concealed behind the more modern front façade which was added in 1949. The adjacent buildings have all now been demolished exposing the sides of the building which were of red brick construction with parapet walls. The building has been damaged by the recent earthquakes and is the subject of repairs funded by an insurance claim. However the insurance will not cover the necessary structural upgrade of the building, only repairs to the original fabric. The insurance is also capped and the repair and upgrade works will exceed this amount.
4. The building at 10 Norwich Quay, is listed in Appendix V, “*Schedule of Notable Buildings, Objects and Sites*”, of the Banks Peninsula District Plan. The building is not registered by the New Zealand Historic Places Trust Pouhere Taonga (NZHPT).
5. The building has not been the subject of a previous Council Heritage Incentive Grant.
6. The work described below that the applicant is seeking grant support will ensure the future protection and continuing use of this significant heritage building. The application has been determined to meet all the relevant criteria for a grant as provided in the Heritage Incentive Grants Policy – Operational Guidelines.

SCOPE OF WORK

7. A summary of conservation and maintenance works include:

(a)	Demolitions, preliminary and general and scaffolding	\$24,143
(b)	Foundations	\$20,580
(c)	Carpentry, and masonry repairs and replacement	\$63,315
(d)	Glazing	\$4,857
(e)	Metal roofing, spouting and downpipes	\$7,257
(f)	Painting, including roof	\$29,447
(g)	Electrical and plumbing provisional cost sums	\$5,800
(h)	Structural upgrade (i.e. steel, foundations, carpentry, preliminary and general)	\$112,735

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

Particulars	Costs \$
Repair and rebuild existing building: repair and replace where necessary the existing roof, wall and foundations; seismic upgrade; repair plumbing and electrical systems. Repaint the whole building including the roof.	268,134
Make safe and other preliminary works undertaken to date	36,142
Resource consent fees	5,150
Insurance payment	240,000
Total of conservation and restoration related work not funded by insurance payments	69,426

HERITAGE INCENTIVE GRANTS POLICY

9. The Operational Guidelines for the Policy provide for a grant of up to 30 percent of the total heritage related costs for a 'Notable' heritage building.

Proposed heritage grant (30%) of funding shortfall	\$20,828
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FINANCIAL IMPLICATIONS

- 10.

	2011/12 \$
Annual Budget	763,684
Commitment from previous year to the Canterbury Earthquake Heritage Building Trust Fund (50% of total fund)	381,842
Commitment from previous year (St Paul's Presbyterian Church)	141,920
Total Grant funds committed year to date	531,146
Funds returned due to withdrawn applications or completed partial claims	474,440
Balance of 11/12 funds	706,978
Fund approval 10 Norwich Quay	20,828
Total Available Funds 2011/12	686,150

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

11. Yes. The Heritage Incentive Grant budget is an annual fund provided for in the 2009-19 LTCCP.

LEGAL CONSIDERATIONS

12. Limited Conservation Covenants are required under the Heritage Conservation Policy for properties receiving Heritage Incentive Grants of \$5,000 to \$49,999. A Full Covenant is required for grants of \$50,000 or more.

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

13. Yes. Covenants in general 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. Given the nature of the work, it is recommended that a 15 year Limited Conservation Covenant be required as a minimum for the uplifting of this grant.

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ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

14. 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.
15. 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).
16. "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?

17. Yes.

ALIGNMENT WITH STRATEGIES

18. 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.

Banks Peninsula District Plan

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.

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*".

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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?

19. Yes.

CONSULTATION FULFILMENT

20. There is no requirement for community consultation for Heritage Incentive Grants or Covenants.

STAFF RECOMMENDATION

It is recommended that the Heritage and Arts Committee approve:

- (a) A Heritage Incentive Grant of up to **\$20,828** for conservation and maintenance work for the protected heritage building ‘Minster House’ at 10 Norwich Quay 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 Limited Conservation Covenant for a minimum period of 15 years, with the signed covenant having the Council seal affixed prior to registration against the property title.

**BACKGROUND INFORMATION LISTED HERITAGE PLACE
10 NORWICH QUAY, LYTTELTON – ‘MINSTER HOUSE’**



PHOTOGRAPH: 10 NORWICH QUAY, 2010

HISTORICAL AND SOCIAL SIGNIFICANCE

Minster House has housed a variety of retail shops and undergone at least one major transformation of its street frontage. The date 1949 prominently displayed on its south wall, facing Norwich Quay, may indicate when the frontage was given a new look. The brick building itself is believed to be much older than this. It is not known who named the building 'Minster House'. Robert Forbes, was paying rates on land, a store and an office on Town Section 2 in Lyttelton as early as 1868, though according to the certificate of title for Minster House, he did not lease this property until 1910. Because Forbes had a wide-ranging business occupying several buildings in this area, is it difficult to determine exactly when Minster House was built and whether it was built for Forbes or for some earlier leaseholder.

Forbes arrived in Lyttelton in 1861, after being shipwrecked at the Chatham Islands. He had been a sailmaker on a sailing clipper that carried mails and passengers between Melbourne and Liverpool and soon after arriving in Lyttelton joined Harry Dunsford who was a sailmaker and ship's chandler. When Dunsford went bankrupt in 1867, Forbes

bought his business.¹ Forbes' business occupied several buildings on Norwich Quay including Norwich Chambers at number 16 and a large brick building at 14 Norwich Quay. This was Forbes original bond store, ships chandlers and grocers, and was likely to have been built in the early 1880s. It later became the offices of the NZ Stevedoring Company. Across the road at 17 Norwich Quay Forbes had a sail-making and ship chandlery business from 1879 until the 1950s.² This building which dates from 1863 is now registered with the Historic Places Trust as a category II building.

Robert Forbes was a prominent figure in Lyttelton with a significant business. George Laurenson, who became his business partner was also the local Member of Parliament 1899 - 1913, and Forbes' son George became the Member of Parliament for Hurunui in 1905 and later the Prime Minister of New Zealand from 1930 - 1935.³ In 1907 Forbes' business at 10 Norwich Quay (at that time listed as number 22 Norwich Quay) was described as 'Forbes (Robt) and Co. (Robt. Forbes jun. and W.F. Tait), grocers and wine and spirit merchants.' By 1919 the business had become Forbes Ltd, grocers and wine merchants and had a manager, H. Henderson.⁴ In 1932 Forbes' business at number 22 [10] Norwich Quay was described in Wisers Directory as 'Forbes Limited, ironmongers, ship chandlers, grocers and spirit and general merchants.' In 1940 the property was sold and is not listed in directories until it was owned by Morris James Scott, a mercer of Lyttelton, who owned the property from 1947 to 1977. Morris Scott had previously had his tailoring and mercery business two doors further along Norwich Quay. In the late 1960s Scott appears to have once again moved his 'mercery' business, this time next door to number 12 Norwich Quay from 1968 until 1977, while also sharing the building at number 14 with the New Zealand Stevedoring and Wharfingering Co Ltd. During this period the occupants at number 10, according to directories, were Revell's Café from 1966 to 1968, and Lyttelton Dairy 1970 to about 1975.⁵

When accountant Anthony Moore bought the property in 1977 the building had been 'vacant for some considerable time'. Mr Moore appears to have had a second hand shop on the premises.⁶ New owners in 1982, Mr and Mrs Heenk had plans to manufacture and restore furniture, though the manufacturing business did not proceed. In 1982-83 the Lyttelton Gallery Ltd was listed at number 10. When James David Bundy bought the building in 1986, he put a new 'Dimondek' roof on part of the building after removing the old Malthoid roof. The remainder of the roof stayed in corrugated iron.⁷ From 1986 until at least 1995 the building housed two businesses: 'Lyttelton Dealers' and 'Lyttelton Upholstery'.⁸ In about 1999 Video Ezy became the tenant of the front portion of the

¹ G.R. MacDonald Dictionary of Canterbury Biographies; Obituary, *Lyttelton Times*, 29 December 1922, p.7.

² Lyttelton Township Historic Area, Historic Places Trust Registration Report, Appendix 4: Norwich Quay Streetscape

³ Forbes' Store, 17 Norwich Quay, Lyttelton, Historic Places Trust on-line Register

⁴ Stones Directory 1907 and 1919-20

⁵ Wisers Directories 1960 - 1976

⁶ Correspondence, CCC Building file for 10 Norwich Quay

⁷ Christchurch City Council Building File for 10 Norwich Quay

⁸ Wisers Directories

building, with the two back portions being used for storage.⁹ In 2005 the middle portion of the building was fitted out to be the Seafarers' Centre. At that time the building was described as a 'single storey approximately 100 year old brick walled building of 300 sq. metres divided into three tenancies'. The proposed use of the middle tenancy by the Seafarers' Centre was to provide a centre for sailors to meet.¹⁰

CULTURAL AND SPIRITUAL SIGNIFICANCE

Minster House is associated with one of Lyttelton's most significant early businesses which was very much concerned with providing for seafaring vessels and has links to two Members of Parliament, one of whom became Prime Minister of New Zealand.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Minster House is a single storey brick walled building estimated to be well over 100 years old, but with a modern street appearance. This is due mainly to alterations done in 1987 when a new verandah was erected, with steel frame and a butynol roof and an archway of aluminium-framed windows over the front doorway. Some existing windows on the street frontage of the building were removed and filled in.¹¹

CONTEXTUAL SIGNIFICANCE

Minster House sits next to Norwich Chambers, 'a two-storeyed neo-classical building built in 1878 to the design of colonial architect, Samuel Farr'¹² and has historical links with Forbes Store at 17 Norwich Quay

As its name suggests Norwich Quay was once on the water-front. In the 1860s the land below Norwich Quay was reclaimed to provide for the railway line.

From the time of European settlement in the 1850s until the 1970s Norwich Quay was the main commercial street in Lyttelton and there are now several other notable historic buildings in close proximity to number 10. In the past they have provided such essential services as butchers, hardware and general stores, cafes, boarding houses, hotels and a stevedoring company.

Minster House is one of eight notable buildings in the block between Oxford and Canterbury Streets. On the other side of Norwich Quay are three buildings registered with the Historic Places Trust: the former Post Office, the former Harbour Board building, and Forbes Store.

ARCHAEOLOGICAL SIGNIFICANCE

Because the site was first built on prior to 1900 it has the potential to provide archaeological evidence relating to past building construction methods and materials, and

⁹ Telephone Directories 1999 - 2010

¹⁰ Christchurch City Council Building File for 10 Norwich Quay

¹¹ Christchurch City Council Building File for 10 Norwich Quay

¹² Lyttelton township Historic Area, Historic Places Trust Registration Report, Appendix 4: Norwich Quay Streetscape

human activity on the site, including that which occurred prior to 1900. There is also the possibility that the site or building contain relics or evidence of the businesses that were sited here in the early days of colonial settlement.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

While little of the building can be seen from the street, Minster House is expected to be of standard technological and craftsmanship significance evidencing typical methods, materials and levels of skill for brick buildings of this period.

REFERENCES:

Forbes' Store, 17 Norwich Quay, Lyttelton, Historic Places Trust on-line Register
G.R. MacDonald Dictionary of Canterbury Biographies
Historic Places Trust, Lyttelton Township Historic Area, Registration Report, Appendix 4, Norwich Quay Streetscape
Index to Lyttelton Ratepayers 1864 – 1887 and 1888 – 1908, Canterbury Museum
Obituary, *Lyttelton Times*, 29 December 1922, p.7.
Wises and Stones Directories and Telephone Directories 1890 – 2009
Christchurch City Council Building Records File for 10 Norwich Quay.

REPORT COMPLETED: June 2010

AUTHOR: Margaret Lovell-Smith

REPORT UPDATED: +

AUTHOR: +

PEER REVIEWED: June 2010

REVIEWER: Sarah Roers

HERITAGE AND ARTS COMMITTEE 4. 5. 2012

6. HERITAGE GRANT APPROVAL – 209 TUAM STREET, CHRISTCHURCH

General Manager responsible:	General Manager, Strategy and Planning Group, DDI 941-8281
Officer responsible:	Programme Manager, District Planning
Author:	Brendan Smyth, Heritage, Architecture and Urban Design

PURPOSE OF REPORT

1. The purpose of this report is to obtain approval for a retrospective Heritage Incentive Grant (HIG) for 209 Tuam Street, Christchurch.

EXECUTIVE SUMMARY

2. 209 Tuam Street, the former High Street Post Office Building, is located at the junction of High Street and Tuam Street, and is owned by 'Handmade HFS Limited'. The four-storey building was designed by J T Mair in his role as Government Architect and opened in June 1932. It has a relatively simple form and plan with decorated façades to the south and east including fluted pilasters with Doric capitals. The building has a pitched roof behind decorative parapet walls. Due to the height of the building and the parapets, the roof is not visible from the ground (refer to the Statement of Heritage Significance in **Attachment 1**).
3. Until the recent Canterbury earthquakes, the building was used as a video rental store on the ground floor - "Alice in Videoland", and offices on the upper floors. Many of the adjacent buildings in the surrounding area have now been demolished but this building has been relatively undamaged by the earthquakes. However, the large roof-mounted water tanks were posing an earthquake hazard and were removed as soon as practicable. Due to the need for a crane to accomplish this, it was also seen as a good time to replace the worn out and leaking short run corrugated iron roof. Likely movement of the roof in the earthquakes and the threat of ongoing aftershocks meant it was best to replace the roof prior to winter or heavy rain, which could have resulted in significant damage to the building fabric and contents. This is why the application for Council Heritage Incentive Grant support is retrospective. Council staff visited the building both before and after the roof was changed and a photographic record was taken. Resource consent has been granted for all of the works. The building is now outside the cordoned off restricted access central city 'Red Zone'.
4. The building at 209 Tuam Street is listed in the Christchurch City Plan Group 4. The building is not registered by the New Zealand Historic Places Trust Pouhere Taonga (NZHPT).
5. The building has been the subject of a previous Council Heritage Incentive Grant in 1999 for repainting of the building exterior, but no conservation covenant associated with this grant is registered on the Certificate of Title.
6. The completed re-roofing work will ensure the future protection and continuing use of this significant heritage building. Apart from being retrospective, the application has been determined to meet all relevant criteria for a grant as provided in the Heritage Incentive Grants Policy – Operational Guidelines.

SCOPE OF WORK

7. A summary of conservation and maintenance works include:
 - (a) Replace corrugated iron roof with new 'Zincalume' corrugated roof
 - (b) Removal of water tanks from the roof and associated plumbing
 - (c) Crane hire for new roof installation and work to tanks.

HERITAGE AND ARTS COMMITTEE 4. 5. 2012

6 Cont'd

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

Particulars	Costs \$
Remove water tanks from the roof top and replace plumbing and water system to comply with code	5,896
Remove existing corrugated iron roofing and replace with new Zinalume roofing	28,565
Crane hire to remove tanks and transfer new materials	1,270
Resource consent fees	1,348
Total of conservation and restoration related work	37,079

HERITAGE INCENTIVE GRANTS POLICY

9. The Operational Guidelines for the Policy provide for a grant of up to 30 percent of the total heritage-related costs for a 'Group 4' heritage building.

Proposed heritage grant (30% of works and 100% of resource consent fees)	\$12,067
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FINANCIAL IMPLICATIONS

- 10.

	2011/12 \$
Annual Budget	763,684
Commitment from previous year to the Canterbury Earthquake Heritage Building Trust Fund (50% of total fund)	381,842
Commitment from previous year (St Paul's Presbyterian Church)	141,920
Total Grant funds committed year to date	551,974
Funds returned due to withdrawn applications or completed partial claims	474,440
Balance of 11/12 funds	686,150
Fund approval 209 Tuam Street	12,067
Total Available Funds 2011/12	674,083

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

11. Yes. The Heritage Incentive Grant budget is an annual fund provided for in the 2009-19 LTCCP.

LEGAL CONSIDERATIONS

12. Limited Conservation Covenants are required under the Heritage Conservation Policy for properties receiving Heritage Incentive Grants of \$5,000 to \$49,999. A Full Covenant is required for grants of \$50,000 or more.

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

13. Yes. Covenants in most circumstances 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. Given the nature of the work, it is recommended that a 10 year Limited Conservation Covenant be required as a minimum for the uplifting of this grant.

6 Cont'd

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

14. 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.
15. 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).
16. "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?

17. Yes.

ALIGNMENT WITH STRATEGIES

18. 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.

6 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. Limited Conservation 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?

19. Yes.

CONSULTATION FULFILMENT

20. There is no requirement for community consultation for Heritage Incentive Grants or Covenants.

STAFF RECOMMENDATION

It is recommended that the Heritage and Arts Committee approve:

- (a) A Heritage Incentive Grant of up to **\$12,067** for conservation and maintenance work for the protected heritage building at 209 Tuam Street, subject to certification of compliance with the above scope of works.
- (b) That payment of this grant is subject to the applicant entering a Limited Conservation Covenant for a minimum period of 10 years, with the signed covenant having the Council seal affixed prior to registration against the property title.

**CHRISTCHURCH CITY PLAN – LISTED HERITAGE ITEM AND SETTING
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
FORMER HIGH STREET POST OFFICE –
209 TUAM STREET**



PHOTOGRAPH 2005

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The former post office on the corner of High and Tuam Streets is of historical and social significance for its past use as a post office. The building was officially opened on 17 June 1932 by the Postmaster-General the Hon. Adam Hamilton, with public attendance (*The Press* 18.6.1932). It replaced an earlier and much out of date building, and provided, much needed services to meet the demands of business clientele in this commercial and warehouse area of central Christchurch. The first post office in the City was located in Market (now Victoria Square). The Central Post Office was located in Cathedral Square in the Government Buildings from 1879 until the late 20th century. Other Post related buildings in the central city are the Hereford Street Post Office (1941) and the Hereford Street Postal centre (1981). Prior

to the construction of the building, temporary services were afforded at premises in Lichfield Street. The building originally housed the District Telegraph Engineer and his staff (*The Press* 9.1.1932). A posting lobby, dock for mail vans and the entrance to the lift and staircase were accessed from Tuam Street. The building housed the Postmaster's office, mail room, strong room, engineer's clerical staff, Radio Inspector's office, District and County telegraph Engineer's offices, technical staff, engineer's cadets, drawing office, printing room and luncheon room. Only the ground floor was originally used for postal services, with the upper floors occupied by clerical and draughting staff of the District Telegraph Engineer. At the time only one suburban post office in the country was larger than this building (*The Press* 9.1.1932). The building has been associated with the long running successful video hire business Alice in Videoland, since 1992. Alice's now has more than 80,000 members and a unique collection of more than 21,000 titles. It is one of a handful of video stores in the world with such a comprehensive collection and is larger than its Wellington equivalent, Aro Video (*The Press*, 2010). Other occupants in 1997 included an Electoral Office, and Maori Womens Welfare League. In 2010 the building's tenants include a private box mail sorting area, Alice in Videoland; the Physics Room art gallery, and a hairdressing salon. The building passed into private ownership in 1998.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The former Post Office is of cultural significance for its past use as a post office, a service which has historically and continues to play an important role in the day to day life of the Christchurch residential and business community, enabling national and international communication through post and telegraph services.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place.

The former Post Office is of architectural and aesthetic significance for its design in a stripped classical style by J.T.Mair in his role as Government Architect in 1932. The building is four stories high, with two principal decorative elevations to the east and south. The other elevations are more utilitarian in character. The building has a defined base on the ground floor, a central section with fluted pilasters and doric capitals which contains the remaining floors, and a defined top section, with a cornice and open balustraded parapet. Window openings are large, and joinery is of steel. Mair (1876-1959) was born in Invercargill and educated at the University of Pennsylvania. He then worked in the office of George B. Post in New York before travelling to England where he was admitted as an Associate of the Royal Institute of British Architects (NZHPT Website). On his return to New Zealand he entered private practice, one of his first buildings being the Presbyterian First Church, Invercargill (1915) (NZHPT Website). He then practised in Wellington, carrying out largely domestic commissions (NZHPT Website). In 1918 he was appointed Inspector of Military Hospitals by the Defence Department, and in 1920 he became architect to the Department of Education (NZHPT Website). Following the retirement of John Campbell in 1922, Mair was appointed Government Architect, a position which he held until his retirement in 1942 (NZHPT Website). During this period he was responsible for a variety of buildings, including the Courthouse, Hamilton, Government Life Office and the Departmental Building, both in Wellington, and the Jean Batten Building, Auckland (NZHPT Website). Such buildings show a departure from tradition, with the emphasis on function, structure and volume as opposed to a stylistic treatment of the building fabric (NZHPT Website). A Fellow of the New Zealand Institute of Architects, Mair was made a Life Member in 1942 (NZHPT Website). Mair became a highly regarded member of the profession and his work reflects changing tastes in architecture and government architectural imagery (NZHPT Website). The building has been altered with internal fit outs for different tenants over time. The royal arms in bronze originally adorned the main facade, but has since been removed. In the late 1960s a large single storey addition to

the west of the original building, and alterations to the original building was tendered, and is likely to have been built in the early 1970s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The former Post Office is of technological and craftsmanship significance for its classical detailing on the exterior which evidences skills and techniques of the time. The building is significant for its use of reinforced concrete construction with marble and granite facings and steel windows. These materials reflect the materials which were being employed at the time. This was a design response to meet new national building standards for earthquake safety which were introduced after the 1931 Napier earthquake (New Zealand Historic Places Trust Pouhere Taonga, Online Register). This is reflected in the reinforced construction in cement and steel, and the minimum of extraneous ornamentation. Bronze panels with garland motifs are located at second and third floor level. Two torch ere lights in metal and glass are located at either side of the entrance. The entrance steps, transom over the entrance portal and the walls of the entrance porch are lined with a dado of grey and black marble. W Williamson was the contractor. Only New Zealand and British materials were used, with heart of rimu, kauri and totara specified for the interior work (*The Press*, 9.1.1932). The granite was sourced form the Coromandel and the marble from Takaka (*The Press*, 9.1.1932). Messrs W Toomey and Co. were responsible for the brass counter grilles, the bronze coat of arms which was originally located over the main entrance, the lap brackets, and other metal work. The lift installed in the building was the first lift of its kind in the South Island. Designed by Messrs Marryat and Scott Ltd. the lift had doors which self-closed - this was new technology for the time (Archives New Zealand).

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.

The former Post Office is of contextual significance for its setting, landmark status and contribution to a group. The building stands in an area of Victorian and Edwardian commercial buildings and relates to its neighbours in terms of its scale and architectural detailing, although it is of a slightly larger scale with more restrained architectural embellishment. The location of the building on a prominent corner site, fronting onto one of the city's triangle reserves, give the building landmark status, as does its architectural style and its current occupant Alice in Videoland, a popular video rental store. A road was originally located directly in front of the building, between it and the triangle reserve. This road has since been closed to traffic and is a paved pedestrian area. The building is part of a wider group of three other Post Office buildings in the central city, which were all Government built at different times in different styles and by different architects. The setting of the building consists of the area of land covered by the building, and the small unbuilt service area to the north of the building.

ARCHAEOLOGICAL SIGNIFICANCE

Archaeological values that demonstrate or are associated with: potential to provide archaeological information through physical evidence; an understanding about social historical, cultural, spiritual, technological or other values or past events, activities, people or phases.

The building and setting are of archaeological significance because they have potential to provide archaeological evidence relating to construction methods and materials, and other human activity, including that which pre dates 1900. The setting in High Street, next to the triangle reserve has potential to provide evidence of human activity prior to 1900, as the

Street was a main thoroughfare and centre of commercial and other activity for the early European settlers. An earlier building is recorded on the site (The Press 1.10.1930). The new building included a basement, which may limit the potential for archaeological evidence.

ASSESSMENT STATEMENT

The former High Street Post Office is of metropolitan significance. The former High Street Post Office makes an important contribution to the identity, sense of place and history of the Christchurch metropolitan area and is primarily of importance to the City for its heritage value.

The building is of historical and social significance for its use as a post office from its opening in 1932 and continued use as a Post office until the late 20th century, and with Post Box use continuing in 2010. It is of cultural significance for the role post and telegraph has played in the lives of the Christchurch residential and particularly for the business community it served in the area of the City around lower High, Tuam and Lichfield Streets. The building is of architectural and aesthetic significance for its design by Government Architect J.T.Mair in a stripped classical style. It is of technological and craftsmanship significance for its earthquake safety conscious construction in reinforced concrete, and for the conscious use of New Zealand and British materials and the range of materials including granite, marble and bronze. The building is a landmark on a prominent corner site, relates to the group of Victorian and Edwardian buildings in High Street, and is part of a group of Post Office buildings in the City.

REFERENCES:

Archives New Zealand records, Post and Telegraph Department
CCC Heritage Files - 209 Tuam Street
New Zealand Historic Places Trust Pouhere Taonga, The Register,
<http://www.historic.org.nz/TheRegister/RegisterSearch.aspx>, viewed 31.5.2010
The Press, 'An Art House Movie Club that Grew and grew', <<http://www.stuff.co.nz/the-press/news/3726627/A-movie-club-that-grew-and-grew#share>>, viewed 31.5.2010
The Press 1.10.1930
The Press 18.6.1932
The Press 17.6.1932

PEER REVIEWED:

REVIEWER:

REPORT UPDATED:

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

HERITAGE AND ARTS COMMITTEE 4. 5. 2012

7. HERITAGE GRANT APPROVAL – 16 CANTERBURY STREET, LYTTTELTON, CHRISTCHURCH

General Manager responsible:	General Manager, Strategy and Planning Group, DDI 941-8261
Officer responsible:	Programme Manager, District Planning
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 (HIG) for 16 Canterbury Street, Lyttelton, Christchurch.

EXECUTIVE SUMMARY

2. 16 Canterbury Street, also known locally as “The Lyttelton Workingmen’s Club” or ‘The Loons’ is located on the east side of Canterbury Street between Norwich Quay and London Street. The building is owned by the “Workingmen’s Club Lyttelton Inc”. There is no certainty as to the Architect of the building nor its exact date of construction, but it is likely to have been constructed in 1909 (refer to the Statement of Heritage Significance in **Attachment 1**).
3. The single storey building has a relatively simple form and plan and a pitched metal roof. The front wall is plastered and painted with a black and white circles pattern but the longer sides are formed in simple brick with parapets. After a series of different owners and uses a trio of ‘Watersiders’ bought the property in 1944 and undertook alterations in 1948 including the addition of the current street façade. The building has strong associations with the infamous ‘Watersiders Strike’ of 1951. The hall was used as the meeting venue for the locked out waterside workers. Before the recent series of Canterbury earthquakes the building had become a performance venue known as ‘The Loons’.
4. The building at 16 Canterbury Street, is listed in Appendix V, “*Schedule of Notable Buildings, Objects and Sites*”, of the Banks Peninsula District Plan. The building is not registered by the New Zealand Historic Places Trust Pouhere Taonga (NZHPT).
5. The building has not been the subject of a previous Council Heritage Incentive Grant.
6. The work described below for which the applicant is seeking grant support will ensure the future protection and continuing use of this significant heritage building. The application has been determined to meet all the relevant criteria for a grant as provided in the Heritage Incentive Grants Policy – Operational Guidelines. A resource consent has been granted for the work and some work has already begun to ensure the weather tightness and survival of the building.

SCOPE OF WORK

7. A summary of conservation and maintenance works include:
 - (a) Replace corrugated iron roof with new ‘Colorsteel’ (ZRX seaspray) corrugated roof
 - (b) New skylights and roof insulation
 - (c) Construct new concrete panel frontage to replace existing earthquake damaged one.
8. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs \$
Remove existing corrugated iron roofing and replace with new “Colorsteel” roofing, complete with rooflights	26,400
New concrete panel frontage with paint finish	69,770
Total of conservation and restoration related work	96,170

HERITAGE AND ARTS COMMITTEE 4. 5. 2012

7 Cont'd

HERITAGE INCENTIVE GRANTS POLICY

9. The Operational Guidelines for the Policy provide for a grant of up to 30 percent of the total heritage related costs for a 'Notable' heritage building.

Proposed heritage grant (30% of works)	\$28,851
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FINANCIAL IMPLICATIONS

- 10.

	2011/12 \$
Annual Budget	763,684
Commitment from previous year to the Canterbury Earthquake Heritage Building Trust Fund (50% of total fund)	381,842
Commitment from previous year (St Paul's Presbyterian Church)	141,920
Total Grant funds committed year to date	564,041
Funds returned due to withdrawn applications or completed partial claims	474,440
Balance of 11/12 funds	674,083
Fund approval 16 Canterbury Street	28,851
Total Available Funds 2011/12	645,232

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

11. Yes. The Heritage Incentive Grant budget is an annual fund provided for in the 2009-19 LTCCP.

LEGAL CONSIDERATIONS

12. Limited Conservation Covenants are required under the Heritage Conservation Policy for properties receiving Heritage Incentive Grants of \$5,000 to \$49,999. A Full Covenant is required for grants of \$50,000 or more.

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

13. Yes. Covenants generally 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. Given the nature of the work, it is recommended that a 20 year Limited Conservation Covenant be required as a minimum for the uplifting of this grant.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

14. 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.
15. 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).

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16. "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?

17. Yes.

ALIGNMENT WITH STRATEGIES

18. 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.

Banks Peninsula District Plan

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.

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?

19. Yes.

CONSULTATION FULFILMENT

20. There is no requirement for community consultation for Heritage Incentive Grants or Covenants.

STAFF RECOMMENDATION

It is recommended that the Heritage and Arts Committee approve:

HERITAGE AND ARTS COMMITTEE 4. 5. 2012

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- (a) A Heritage Incentive Grant of up to **\$28,851** for conservation and maintenance work for the protected heritage building at 16 Canterbury Street, Lyttelton subject to certification of compliance with the above scope of works.
- (b) That payment of this grant is subject to the applicants entering a Limited Conservation Covenant for a minimum period of 20 years, with the signed covenant having the Council seal affixed prior to registration against the property title.

HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
THE LOONS
16 CANTERBURY ST, LYTTTELTON



HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The Lyttelton Workingmen's Club (The Loons) is of historical and social significance as a central venue for watersider organisation and sociability for sixty years. The building has particular significance for the role it played in the 1951 watersiders' strike.

The present building was constructed as a shop, workshop and possibly residence for cabinet maker and general merchant John Harry Collins in 1909, replacing an earlier premises from which he had operated since 1887. Collins appears to have retired in c1914, leasing the premises to a variety of tenants until defaulting on a mortgage in 1924. The next owner, The Lyttelton Garage and Engineering Co, went bankrupt in the 1930's Depression. The building was then leased to a dealer and carrier until 1944, when it was sold to members of the Lyttelton Waterside Workers' Social Club to serve as club hall.

The club, known colloquially as The Loons, served as a venue for sociability and organisation for watersiders for over sixty years. In 1948 the building was altered to its present appearance. In 1951 the building played a major role in the bitter national waterfront lockout/strike. After local unionists were forbidden the use of their dockside hall, the social club building became their de facto headquarters in Lyttelton. The Lyttelton Waterside Workers' Social Club was rechartered as a Workingmen's Club in 1954.

As the characteristic nature of waterfront employment and patterns of sociability both changed in the late twentieth century, patronage at The Loons declined. Consequently the club morphed into a cabaret-style performance venue. In this form it continues to serve as a location for convivial social interaction in Lyttelton.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The building is of cultural significance as an expression of watersider culture in the mid twentieth century. Watersiders are traditionally known for their strong collective values, forged by a history of adversity and industrial conflict. An exclusive social venue for watersiders both expresses and perpetuates this group solidarity.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place

The building is of architectural and aesthetic significance for its simple Art Deco façade, a low-key contribution to the London St streetscape. The prosaic structure was built in c1909 as a workshop and retail store and subsequently modified to serve as a garage and hall. The one concession to architectural pretension, the façade with its scalloped parapet, was apparently originally more elaborate but was shorn of adornment and Deco-ized during 1948 alterations for the Watersider's Social Club. The present doors and windows appear to date from this period.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The building has minimal technological and craftsmanship significance.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.

The building has contextual significance as an element of the Canterbury St streetscape; as a watersiders' venue with neighbouring Shadbolt House (a former harbour board office) and the port itself; as a workingmen's club with the so-called 'Top Club', another chartered club higher on Dublin St; and architecturally with the other roughly-contemporary Lyttelton buildings (such as the Volcano Café and the former Bundy's Butchery) which also featured similarly scalloped façades.

ARCHAEOLOGICAL SIGNIFICANCE

Archaeological values that demonstrate or are associated with: potential to provide archaeological information through physical evidence; an understanding about social historical, cultural, spiritual, technological or other values or past events, activities, people or phases.

ATTACHMENT 1 TO CLAUSE 7 HERITAGE AND ARTS 4.5.2012

The site has archaeological significance, having been in European occupation since 1851. There have been at least three buildings consecutively on the site prior to the construction of the present building in 1909.

ASSESSMENT STATEMENT

The Theosophical Society building is of metropolitan significance. It has been assessed as making an important contribution to the identity, sense of place and history of the Christchurch metropolitan area and is primarily of importance to the City for its heritage values.

The significance of the building lies in its connection with the Christchurch branch of the Theosophical Society and its belief system, with Christchurch businessman Thomas Edmonds, and as a good example of the work in the Neo-Georgian style of local architect Cecil Wood.

REFERENCES:

CCC Heritage file; The Press Building Conservation Plan Draft, Heritage Management Services and Fulton Ross Team architecture, October 2009;
<http://www.theosophy.org.nz/index.html> accessed 22.5+C187.2007 C173

REPORT COMPLETED:	AUTHOR:
PEER REVIEWED:	REVIEWER:
REPORT UPDATED:	AUTHOR:

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

HERITAGE AND ARTS COMMITTEE 4. 5. 2012

8. HERITAGE INCENTIVE GRANT FUNDS TRANSFER OPTIONS

Report to be circulated separately.

9. GENERAL BUSINESS

HERITAGE AND ARTS 4. 5. 2012

8. HERITAGE INCENTIVE GRANT FUNDS TRANSFER OPTIONS

General Manager responsible:	General Manager, Strategy and Planning Group, DDI 941 8281
Officer responsible:	Programme Manager, District Planning
Author:	Philip Barrett, Heritage Response Team, Team Leader

PURPOSE OF REPORT

1. The purpose of this report is to update the Committee on the current funds remaining in the Heritage Incentive Grants (HIG) fund and to consider options for its use, as the current financial year draws to a close.

EXECUTIVE SUMMARY

2. The Christchurch City Council established the Heritage Incentive Grant Fund to provide financial assistance to owners of heritage items listed in the City Plan.
3. Table 1 shows the current net funds available to the HIG fund is **\$1,304,054.00**. The table assumes that the 4 reports (236 Cashel St, 209 Tuam St, 16 Canterbury St and 10 Norwich Quay) on the 5 May 2012 agenda have been approved as recommended.

Table 1: HIG Fund Balance

	2011/12
2011/12 Annual Budget for the Heritage Incentive Grant (HIG) fund	\$763,684
Commitment from previous year to the Canterbury Earthquake Heritage Building Trust Fund (50% of total HIG fund)	\$381,842
Total St Paul's Grant returned to fund	\$638,000
Funds returned due to other withdrawn applications or completed partial claims	\$474,440
Balance of 11/12 funds	\$1,494,282
Approved grant 3 Church Street Akaroa	\$7,384
Payment to 236 Cashel Street, St Pauls for work completed prior to demolition of the building	\$49,598
Request for payment for St Pauls for work to Pews	\$71,500
Fund approval for 10 Norwich Quay	\$20,828
Fund approval for 209 Tuam Street	\$12,067
Fund approval for 16 Canterbury Street	\$28,851
Total Available Funds 2011/12	\$1,304,054

4. Following the 4 September 2010 Canterbury earthquake the Council resolved on 11 November 2010 to commit \$383,000 from the 2010-2011 HIG Fund, with a further commitment of 50 percent of the 2011-2012 year HIG fund (\$381,842.00) to the newly formed Canterbury Earthquake Heritage Buildings Fund. Council therefore has committed a total of \$764,482.00 to this external organisation.
5. The Canterbury Earthquake Heritage Buildings Fund is an independent fund source established to support recovery and assist with the repair of listed heritage and character buildings in Canterbury following the 4 September 2010 earthquake and subsequent earthquakes and aftershocks. The Fund was established and seed money funded by the Ministry for Culture and Heritage, NZHPT, Christchurch City Council, Selwyn and Waimakariri District Councils. The Government will match dollar for dollar, up to \$5 million, all non-government donations made to the Fund. The current balance to be claimed from the Government is \$2,850,692.

HIG FUND TRANSFER OPTIONS

6. There is a considerable surplus remaining in the present fund. This reflects both the low number of applications in the current year, and the monies returned to the fund for previous unspent grants, following the earthquakes.

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7. The Committee has a number of options to consider. It could
 - (i) Transfer a percentage or total surplus funds to Council's wider budget.
 - (ii) Seek to carry forward net funds available at the end of the financial year;
 - (iii) Seek Council approval to transfer a percentage or the total surplus funds to the Canterbury Earthquake Heritage Buildings Fund.
8. The normal operating procedure in Council for unspent operational monies (including grants) is these monies are noted as savings, though in recent years the Council has agreed to carry forward heritage funds based on either intended, or known commitments, or major pieces of heritage improvement under negotiation with third parties. A further option now exists with the existence of the Canterbury Earthquake Heritage Buildings Fund, which while not focussed on Christchurch city, does attract matched funding from the Government.

FINANCIAL IMPLICATIONS

9. The transfer back of funds to the wider Council budget will help address any funding deficits the Council has in funding elsewhere.
10. Any carry forward of funds to the 2012/13 financial year will allow the accumulation of the HIG fund to provide assistance to owners of listed heritage buildings in the City and Banks Peninsula. The CCC heritage response team estimates about 75 of 140 owners of listed city heritage building owners contacted could potentially be candidates for financial assistance in the 2012/13 financial year once negotiations with their insurance companies are completed. The CCC heritage response team expects a similar number of owners of Banks Peninsula heritage building owners may require funding assistance.
11. The transfer of funds to the Canterbury Earthquake Heritage Buildings Fund would attract a dollar for dollar matching of funds while there remains funding by Government to the maximum \$5 million available (refer Table 2). Increased funding would then be available to owners of listed and character buildings in the greater Canterbury region subject to funding approval.

Table 2: Ministry for Culture and Heritage (MCH) Allocation to CEHBF

Ministry for Culture & Heritage (MCH) Allocation	\$10,000,000.00
Less Diverted to Arts Centre	\$5,000,000.00
Less Subsidy received from MCH	\$2,093,208.00
Less Current Claim to MCH	\$56,100.00
Balance to Claim from MCH	\$2,850,692.00

12. It is considered that given the ongoing need to support and encourage heritage retention in the city where practicable, and the level of interest in accessing the HIG fund, that the Committee seek that the unspent grant be carried forward into the 2012/13 annual plan. This would enable the Heritage funds to be retained for their intended purpose. It is certainly open to the Committee to consider other directives for the surplus, and to recommend to Council accordingly.

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

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

14. The Committee may seek to pursue any of the above options, though it can only recommend a course of action to Council. It should note that if it seeks to forward any or all of the unspent grant to the Canterbury Earthquake Heritage Buildings Fund, it cannot tag this money to any specific area, or building. This was canvassed, and agreed by Council at the time the Canterbury Earthquake Heritage Buildings Fund was established.

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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:

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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.

STAFF RECOMMENDATION

22. It is recommended that the Heritage & Arts Committee:

- (a) Recommend to Council that it carry forward in the 2012/13 Heritage budget any unspent HIG monies from the 2011/12 financial year.