

27. 10. 2011

10. HERITAGE GRANT APPROVAL – 3 CHURCH STREET, AKAROA



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 Heritage Incentive Grant (HIG) for 3 Church Street, Akaroa.

EXECUTIVE SUMMARY

2. 3 Church Street, also known as 'The Old Shipping Office' is located close to the main wharf in Akaroa. There is no certainty as to the architect of the building but it was built in 1895 for W. H. Henning & Co (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 corrugated iron roof. The principle feature is the classical style façade to Church Street which is formed from timber but mimics a stone façade. The building has been damaged by the recent Canterbury earthquakes and is the subject of repairs funded by insurance and EQC claims. These repairs include the removal of the masonry chimney down to ceiling level and repairs and strengthening to the masonry side walls. However, a considerable amount of repair and maintenance work was found to be required to the timber façade. It is this latter portion of work associated with the timber façade which is the subject of this grant application. The flashings on the parapet to the façade have deteriorated allowing moisture to penetrate and migrate down the inside of the woodwork causing a number of areas of rot and decay both in the façade and in the roofing timbers. The relatively high level of the pavement surface which has been raised over time due to the addition of layers of asphalt has resulted in water damage to the base of the timber façade.
4. The building at 3 Church Street, is listed in Appendix IV, 'Schedule of Protected Buildings, Objects and Sites', of the Banks Peninsula District Plan. The building is registered Category II 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 and is owned by the 'John Skevington Trust' .
6. 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.

SCOPE OF WORK

7. A summary of conservation and maintenance works include:
 - (a) Removal of dry rot timbers and replace with similar timber;
 - (b) Replacement of flashings to roof and other façade flashings;
 - (c) Refurbishment and realignment of main façade timber doors;
 - (d) Repainting of the timber façade.
8. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Summary of contractors specified works: Removal of dry rot timbers and replace with like timbers where possible; replace lead flashings; refurbish and realign front entrance doors; repair lower portions of façade with replacement and repair of timbers as required; full repaint of timber façade.	\$18,461
Total of conservation and restoration related work	\$18,461

27. 10. 2011

10 Cont'd

HERITAGE INCENTIVE GRANTS POLICY.

9. The Operational Guidelines for the Policy provide for a grant of up to 40% of the total heritage related costs for a 'Protected' Category II' heritage building.

Proposed heritage grant (40%)	\$ 7,384
--------------------------------------	-----------------

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	\$523,762
Balance of 11/12 funds	\$239,922
Fund approval 3 Church Street	\$7,384
Total Available Funds 2011/12	\$232,538

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 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.

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).

27. 10. 2011

10 Cont'd

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.

27. 10. 2011

10 Cont'd**STAFF RECOMMENDATION**

It is recommended that the Council:

- (a) A Heritage Incentive Grant of up to **\$7,384** for conservation and maintenance work for the protected heritage building 'The Old Shipping Office' at 3 Church Street, Akaroa 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 10 years, with the signed covenant having the Council seal affixed prior to registration against the property title.