
REPORT 3

BUILT HERITAGE INCENTIVE FUND – NOVEMBER 2013 ROUND

1. Purpose of Report

This report provides recommendations for the distribution of the Council's Built Heritage Incentive Fund (BHIF).

2. Executive Summary

The Built Heritage Incentive Fund helps conserve, restore and protect Wellington's heritage-listed buildings and objects. During the 2012-22 Long Term Plan deliberations it was agreed that the Fund should focus on "*on remedying earthquake prone related features or securing conservation plans / initial reports from engineers.*"

This is the second of three rounds scheduled for the 2013/14 financial year with a total of \$360,000 available to allocate over the year.

For this round, eleven applications are seeking funding of **\$495,252.47** Six applications are for seismic strengthening of heritage buildings; one of which is for physical works to be undertaken and the other five are seeking funding for initial seismic assessments/design. The remaining five applications are for repair / maintenance of heritage buildings. Officers recommend that nine applicants be allocated a total of **\$217,000** (excluding GST if applicable).

3. Recommendations

It is recommended that the Transport and Urban Development Committee:

1. *Receive the information.*
2. *Agree to the allocation of Built Heritage Incentive Fund Grants as recommended at Section 5.1.3 and summarised in Appendix One.*

4. Background

The Built Heritage Incentive Fund (BHIF) is a key initiative of the Wellington Heritage Policy 2010. The policy demonstrates Council's "commitment to the city's built heritage to current owners, the community, visitors to the city and to future generations". The BHIF helps meet some of the additional costs associated with owning and caring for a heritage property.

The BHIF has \$360,000 available in the 2013/2014 financial year and the funds are usually distributed through two rounds, this interim round was agreed by the former Grants Sub-Committee in order to show a proactive approach by the Council and to meet the time dependant needs of building owners, approving funding for projects which could commence during the summer months.

In addition to the annual amount of \$360,000 there is also the provision for any unspent money from the Heritage Resource Consent Fee Reimbursement Fund (\$50,000) to be diverted to the Built Heritage Incentive Fund for the third funding round of the financial year (March 2014).

Work proposed in the BHIF applications is to start once funding has been allocated. The applicant has 18 months to undertake the work and provide evidence of completion to Officers before the grant is paid out.

5. Discussion

5.1 Built Heritage Incentive Fund

5.1.1 Applications received

Eleven applications were received this round seeking funding of **\$495,252.46**. It is recommended that:

- Nine applicants be allocated a total of **\$217,000** from the BHIF.
- Two applications are declined as the applicants did not provide quotes or estimates to meet Criteria 7. These applicants will have the opportunity to amend their application and resubmit it to the next BHIF round.

This leaves **\$17,873** from the BHIF to be allocated at a later date.

Of the \$360,000 available in 2013 / 14, \$125,127 was allocated in the July 2013 funding round.

\$234,873 is available for the remainder of the 2013 / 14 financial year.

Recommendations are \$217,000.

Officers note that a number of grants approved prior to 2011 have not been claimed by applicants. The main factor in these cases is that the amount allocated fell far below the amount requested and therefore the project did not proceed, or there may be other unforeseen circumstances. Since 2012 Officers have made recommendations on the basis that projects are likely to be completed through evidence of quotes, estimates and verbal discussions.

All these applicants will be contacted and will be encouraged to apply to the next and subsequent rounds. Between \$93,000 and \$148,000 from these approved, but unused, grants is likely to become available for re-allocation early in 2014. In addition there is provision for unused funds from the Heritage Resource Consent Fee Reimbursement Fund (currently with some \$48,500 available).

5.1.2 Funding allocation process

During the 2012/22 Long Term Plan deliberations it was agreed that the BHIF will focus on “*on remedying earthquake prone related features or securing conservation plans / initial reports from engineers.*” As such, this work has been given a higher priority in this funding round. Other work the BHIF will consider includes the repair or restoration of original heritage fabric (e.g., repairs to joinery or glazing), protective works on archaeological sites, and maintenance reports.

The following factors are considered in determining the support of BHIF applications:

- the risk of the heritage value diminishing if funding is not granted
- confidence in the proposed quality of the work/professional advice
- the project is visible and/or accessible to the public
- the project will provide a benefit to the community.

Continuing on from above, consideration is then given to the following when recommending the amount of funding:

- the value of the funding request
- the value of the funding request when considered against the total project cost
- the value of discrete stages of the project relating to immediate risk
- parity with similar projects in previous rounds
- equitable distribution in the current round
- the amount of funding available for allocation.

5.1.3 Officers’ recommendations

Officers have assessed the eleven applications received this round against the current priority and criteria of the BHIF. It is recommended that the applications be allocated funding as follows:

	Project	Project Total Cost	Amount Requested	Amount Recommended <small>ex GST if applicable</small>
1	82 Willis Street (former Evening Post Building) - Seismic strengthening works to bring the building to 90% NBS	\$2,035,000.00	\$100,00.00	\$60,000
2	St Anne’s Church 67-69 Northland Road - Seismic assessment to bring the building up to 67% of the building code	\$7,300	\$5,000.00	\$5,000
3	Nott House – 400 Middleton Road, Glenside	\$259,755.00	\$59,755.00	\$30,000

	Structural works and restoration			
4	144-146 Riddiford Street, Newtown – Roof repairs and parapet bracing	\$38,000.00	\$19,000.00	\$3,000
5	173 Riddiford Street, Newtown – seismic assessment	\$4,000.00	\$4,000.00	\$4,000
6	179 Riddiford Street, Newtown – works to repair and make good external wall cracking	\$236,000.00	\$75,000.00	Ineligible – application incomplete
7	33 Hunter Street (MLC Building) – Investigations to seismically strengthen/repair, and prepare a Conservation Plan for the building.	\$178,975.65	\$128,975.65	\$60,000
8	216 Cuba Street, Te Aro – seismic assessment and design of strengthening, extension and restoration works	\$40,741.63	\$40,741.63	\$20,000
9	3 Inverlochy Place, Te Aro – develop a landscape plan, interpretation signage and re-painting of outbuilding	\$20,000.00	\$20,000.00	Ineligible – application incomplete
10	194A Sydney Street West (Rita Angus Cottage) – repainting works to the cottage	\$12,220.13	\$7,220.13	\$5,000
11	1 Queens Wharf (Wharf Offices) – Geotechnical and seismic assessment of the building	\$85,560.00	\$35,560.00	\$30,000
		\$2,919,842.06	\$495,252.46	\$217,000

5.1.4 Officers' consideration

A detailed discussion for each of the nine applications recommended to be allocated funding is outlined in Appendix Two. The discussions include the project description, outcomes for heritage and comparisons to previous grants.

Officers note a potential conflict of interest with Project 10: Geotechnical and seismic assessment of the building at 1 Queen's Wharf. Council is the underlying owner of the property, which is on a 999 year ground lease (commenced 1993) to Wellington Waterfront Ltd. Given that the potential 'improvements' that come from the allocation of this fund will be to the immediate benefit of the leaseholder, and the proposed seismic and

geotechnical assessments are considered beneficial to the city as a whole, it is recommended that this application be granted funding as recommended.

It is noted that the BHIF has previously (following the November 2009 BHIF round) allocated and paid the sum of \$12,000 to Shed 22, Macs Brew Bar, for waterproofing works. This property was on a similar long term lease to Wellington Waterfront Ltd and legal advice at the time indicated that Council was fully entitled to allocate funding under the BHIF. This legal advice is included at Appendix Three.

Officers are satisfied that in approving Application 10 there is no bias or favour to the underlying owners of the land.

A further possible conflict is noted as the applicant of application number 3 is a Council employee (Donna Sherlock, Citi-ops Officer).

Officers are satisfied in approving Application 3 there is no bias or favour to the recipient.

5.1.6 Financial Considerations

The recommended allocations for this round of the BHIF are within the funding levels provided for in the Annual Plan.

5.1.6 Long-Term Plan Considerations

The recommended allocations for this round the BHIF are consistent with the priorities of the Long Term Plan.

Contact Officer: *Trevor Keppel, Senior Heritage Advisor, Urban Development.*

SUPPORTING INFORMATION

1) Strategic fit / Strategic outcome

The Smart Capital strategy identifies four goals which link directly to the Built Heritage Incentive Fund:

- *People-centred city – resilience comes from confidence in the safety of the building stock. A strong sense of identity and ‘place’ extends to Suburban Centre Heritage Areas with eligibility to this Fund;*
- *Connected city – protection of access and public transport routes by strengthening adjacent buildings;*
- *Eco-city – re-use of older building stock (embodied energy) is target through this Fund;*
- *Dynamic central city – the diversity of cultures and buildings are what forms the history of the city and this Fund allows owners to continue to tell Wellington’s ‘story’.*

2) LTP/Annual Plan reference and long term financial impact

\$360,000 has been allocated to this project in the 2013/2014 and 2014/15 years only

3) Treaty of Waitangi considerations

None.

4) Decision-making

Not a significant decision for Local Government Act matters.

5) Consultation

a) General consultation

Consultation has occurred as part of the development of the Built Heritage Policy.

b) Consultation with Maori

Not Applicable

6) Legal implications

No legal advice has been sought for this round of the Heritage Incentive Fund.

7) Consistency with existing policy

This initiative is consistent with existing Council policy.

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Appendix One

Recommendations, Built Heritage Incentive Fund Allocations – November 2013

	Project	Purpose	Additional Conditions	Grant Proposed (ex GST if applicable)
1	82 Willis Street (former Evening Post Building)	Seismic strengthening works to bring the building to 90% NBS	Release of funds subject to: <ul style="list-style-type: none"> Evidence of discussions with the New Zealand Historic Places Trust about archaeological provisions that might be required to undertake ground work. 	\$60,000
2	St Anne's Church 67-69 Northland Road	Seismic assessment to bring the building up to 67% of the building code		\$5,000
3	Nott House – 400 Middleton Road, Glenside	Structural works and restoration	Release of funds is subject to: <ul style="list-style-type: none"> The WCC Heritage Team's onsite approval of works. Evidence of discussions with the New Zealand Historic Places Trust about archaeological provisions that might be required to undertake ground work. 	\$30,000
4	144-146 Riddiford Street, Newtown	Roof repairs and parapet bracing	Release of funds is subject to: <ul style="list-style-type: none"> Evidence of the parapet bracing works being completed. 	\$3,000
5	173 Riddiford Street, Newtown	Seismic assessment		\$4,000
6	179 Riddiford Street, Newtown	Works to repair and make good external wall cracking		Ineligible – application incomplete
7	33 Hunter Street (MLC Building)	Investigations to seismically strengthen/repair, and prepare a Conservation Plan for	Release of funds is subject to: <ul style="list-style-type: none"> A copy of the Conservation Plan 	\$60,000


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		the building.	being provided for Council records.	
8	216 Cuba Street, Te Aro	Seismic assessment and design of strengthening, extension and restoration works	Release of funds is subject to: <ul style="list-style-type: none"> Evidence of the seismic assessment having been carried out. 	\$20,000
9	3 Inverlochy Place, Te Aro	Develop a landscape plan, interpretation signage and re-painting of outbuilding		Ineligible – application incomplete
10	194A Sydney Street West (Rita Angus Cottage)	Repainting works to the cottage	Release of funds is subject to: <ul style="list-style-type: none"> The WCC Heritage Team’s onsite approval of works. 	\$5,000
11	1 Queens Wharf (Wharf Offices)	Geotechnical and seismic assessment of the building	Release of funds subject to: <ul style="list-style-type: none"> Evidence of discussions with the New Zealand Historic Places Trust about archaeological provisions that might be required to undertake ground work. 	\$30,000
	Total			\$247,000

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Appendix Two


Detailed Discussions for the Applications to the Built Heritage Incentive Fund – November 2013

Project 1	82 Willis Street (former Evening Post Building)
Applicant	Alistair Aburn
Recommended Grant ex GST if applicable	\$60,000
	<p>Building Information</p> <ul style="list-style-type: none"> • Map 17, Symbol 345/1 • The building is a good representative example of a Chicago style office building, and is probably the best remaining commercial building designed by William Fielding, a well-regarded local Wellington architect. • The building is a historical and stylistic companion to the Dominion Building, on the corner of Mercer and Victoria Street, which was occupied by the offices of a prominent, rival newspaper. • The building has a strong association with the <i>Evening Post</i>, Wellington's daily evening newspaper that was published from various offices on Willis Street for 137 years. • Although it has suffered from some unsympathetic modifications, the form, fenestration and much detail on the Willis Street facade remain to indicate a building of quality for its time.
Project Description	Seismic strengthening works to bring the building to 90% NBS primarily using a series of internal steel K-brace frames to the front, rear and south elevations.
The Issue	In 2012, the building owner was issued a notice under section 124 of the Building Act 2004. The notice signifies that the building is earthquake prone as its seismic performance, based on engineering advice, falls below 33% of New Build Standard, and is required to be strengthened to above 33% by 2027 or face demolition.
Review of Proposal	A resource consent (SR290391) has been granted in September 2013 for the proposed work, which was endorsed by the Heritage Team. A building consent was being assessed by Council at the time of writing. This gives

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	<p>Council good assurance that the project is highly likely to be carried out with the assistance of the fund.</p> <p>This work fits with the current priority of the BHIF and is consistent with other examples of work required to strengthen a building of this nature.</p> <p>The grant amount recommended for this project is slightly increased from recently comparable previous grants for similar work and scale (below), to acknowledge generalised cost increases.</p> <ul style="list-style-type: none"> • Seismic upgrade and weather-tightening; Huddart Parker Building, 2 Jervois Quay, CBD; \$42,000.00; Mar 2013 round. • Stage Two: Seismic Strengthening from >33% to 75% NBS; The Woolstore, 262 Thorndon Quay, Thorndon; \$42,000.00; Mar 2013 round.
<p>BHIF Outcome</p>	<p>The grant will:</p> <ul style="list-style-type: none"> • Endorse Council recognition of a potential hazard to the community on a traffic and pedestrian route • Acknowledge and protect the heritage values of this building as approved by Resource Consent (SR290391) in September 2013 and endorsed by the Heritage Team.
<p>Additional BHIF condition(s)</p>	<p>Release of funds will be subject to evidence of discussions with the New Zealand Historic Places Trust about archaeological provisions that might be required to undertake ground work.</p>


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Project 2	St Anne's Church 67-69 Northland Road
Applicant	Anglican parish of Northland/Wilton
Recommended Grant ex GST if applicable	\$5,000
	<p>Building Information</p> <ul style="list-style-type: none"> • District Plan Map 11 Reference 227 • The former St Anne's Church is a good representative example of a small 'village' church designed in a simple Gothic style. It is particularly notable for the simplicity of its design, for its interesting visual form that is dominated by tall gables and simplified buttresses, and for its restrained palette of materials and ornamentation. • The building has historical importance as it is associated with the creation of a new parochial district which included Northland and with the development of the suburb in the first decade of the twentieth century. • The building has largely retained its original exterior fabric therefore it has authenticity.
Project Description	Structural Engineering Seismic Assessment aimed to bring the building up to 67% of the building code
The Issue	The building is currently above 33% of the NBS (36.1%), however the Parish wish to secure the building's long term use by bringing it up to 67% of the NBS
Review of Proposal	<p>The building owner has applied for funding to assist with a structural engineering seismic assessment. The resulting report will provide the owners and their engineers with information regarding the options they have to carry out works to achieve the desired percentage of the NBS.</p> <p>This work fits with the current priority of the BHIF and is consistent with other examples of work required to investigate strengthening a building of this nature.</p> <p>The grant amount recommended for this project is consistent with previous grants for similar work and scale, such as:</p> <ul style="list-style-type: none"> • Geotechnical seismic assessment; 73-75 Hawker Street, Mt Victoria; \$5,000; July 2013

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	<ul style="list-style-type: none">• Initial engineer assessment for structural strengthening; Arco House, 45-47 Cuba Street, Te Aro; \$12,500
BHIF Outcome	The grant will: <ul style="list-style-type: none">• Contribute to the cost of seismic investigations• Endorse Council recognition of a potential hazard to the community on a high profile pedestrian route• Acknowledge and protect the heritage values of this individually listed building.
Additional BHIF condition(s)	None

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Project 3	Nott House – 400 Middleton Road, Glenside	
Applicant	Growlock Trustees Ltd.	
Recommended Grant ex GST if applicable	\$30,000	
	<p>Building Information</p> <ul style="list-style-type: none"> • District Plan Map 26, reference 211 • Nott House has significant historical value as one of the first buildings built in the Wellington area. That it is a rare survivor only adds to this value. The complex of outbuildings and sheds helps interpret the history of the use of the site and adds further significance. • It has aesthetic value – while relatively plain in design and ornamentation, it is nonetheless elegantly composed and well planned for the site and possesses high architectural interest for its early design. • The house is valued highly by the Glenside Community, particularly the local Progressive Association and the Tawa Historical Society and has some social value for this. 	
Project Description	Structural improvement works and restoration of heritage features.	
The Issue	<p>The building is not considered earthquake prone under the NBS as it is exempt from assessment under the standard. The building is, however in a poor state of repair and is structurally unsound.</p> <p>Nott House has recently changed ownership, resulting in a renewed effort to restore it as a residence of exceptional character and heritage value. Council officers have supported these efforts and note that structural improvements are of primary and immediate importance to the future of the building.</p>	

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<p>Review of Proposal</p>	<p>The structural improvements proposed will bring this house of high heritage importance back into usable condition and also improve its resilience in seismic events, thus it is in line with the current priority of the BHIF. The cosmetic works proposed do not sit under this priority but it is considered that these works will restore the building to its former glory as a rare and early colonial farmstead. It is noted that support from a recognised Conservation Architect has been obtained by the owners and provided to officers .</p> <p>This application is relatively unique given the scale of the structural improvements and restoration works involved, and it being such a rare and early residential farmstead. Previous grants for similar work include:</p> <ul style="list-style-type: none"> • Repair and repaint of West (Cuba Street) façade of heritage detailing; Wellington Working Men’s Club 101-117 Cuba Street; \$29,450; July 2011 round. • Structural integrity of building is achieved through repair project and reinstatement of working spouting and downpipes.; 332 Tinakori Road; \$15,000; August 2012 round.
<p>BHIF Outcome</p>	<p>The grant will:</p> <ul style="list-style-type: none"> • Acknowledge and protect the heritage values of this individually listed heritage building • Contribute towards the long term survival of one of Wellington’s rarest early colonial farmsteads.
<p>Additional BHIF condition(s)</p>	<p>Release of funds is subject to the WCC Heritage Team’s onsite approval of works and evidence of discussions with the New Zealand Historic Places Trust about archaeological provisions that might be required to undertake ground work.</p>

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Project 4	144-146 Riddiford Street, Newtown	
Applicant	J L & P W Meanger Family Trust	
Recommended Grant ex GST if applicable	\$3,000	
	<p>Building Information</p> <ul style="list-style-type: none"> • District Plan: A heritage building within Newtown Central Shopping Heritage Area • This building contributes to the Newtown Central Shopping Centre Heritage Area. • This two storey brick and plaster and concrete building has an interesting Arts and Crafts influenced style, with hints of Spanish Mission emerging in its proportions and arrangement, particularly in the main arched window occupying the central bay • The building was owned by Lemon Bryenton who also owned 138-140 and 142 Riddiford Street. 	
Project Description	Roof repairs and street parapet bracing	
The Issue	The building owner is re-roofing the building, repairing upper level wall cracking as well and flashing/ bracing roof parapets to reduce seismic risk	
Review of Proposal	<p>A small part of this work (the parapet bracing) fits with the current priority of the BHIF – the bracing of the roof parapets to reduce seismic risk. The remainder of the work is considered to be part of regular maintenance of a heritage building. The roof repairs will not be visible to the heritage Area. Although all the work is encouraged, the specific current focus of the Fund is on seismic protection.</p> <p>The grant amount recommended for this project is consistent with previous grants for similar work and scale, such as:</p> <ul style="list-style-type: none"> • Roof & spouting; 56 Tarikaka Street, Ngaio; \$3,000; November 2010 round • Roof repairs; 26 Tarikaka Street, Ngaio; \$1,500; August 	

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	2012 round.
BHIF Outcome	The grant will: <ul style="list-style-type: none">• Acknowledge the additional costs associated maintaining a heritage building within a commercial Heritage Area;• Endorse Council recognition of a potential hazard to the community and visitors;• Acknowledge and protect the heritage values of this individually listed heritage building.
Additional BHIF condition(s)	Release of funds is subject to evidence of the parapet bracing works being completed.


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Project 5	173 Riddiford Street, Newtown
Applicant	J L & P W Meanger Family Trust
Recommended Grant ex GST if applicable	\$4,000
	<p>Building Information</p> <ul style="list-style-type: none"> • District Plan: A heritage building within Newtown Shopping Centre Heritage Area • This building contributes to the Newtown Central Shopping Centre Heritage Area. • The building is the southern-most building of a grouping of late Victorian two-storey commercial buildings constructed of timber on the east side of Riddiford Street, immediately north of Constable Street. The building has substantial townscape value in that it defines the northern part of this intersection. • The building's upper storey is of particular significance aesthetically with its neo-gothic triple arched window arrangement with crowning pediment above – all in a good state of authenticity.
Project Description	Undertake a Structural Engineering Seismic Assessment.
The Issue	The building owner has been issued a notice under section 124 of the Building Act 2004. The notice signifies that the building is earthquake prone as its seismic performance, based on engineering advice, falls below 33% of New Build Standard, and is required to be strengthened to above 33% or face demolition.
Review of Proposal	<p>The proposed work fits with the current priority of the BHIF and is consistent with other examples of work required to strengthen a building of this nature, such as:</p> <ul style="list-style-type: none"> • Design, develop and install earthquake strengthening; 130 Riddiford Street, Newtown; \$10,000; March 2012 round. • Riddiford Court Body Corp; Seismic strengthening solution; \$15,000; March 2011 round
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none"> • Endorse Council recognition of a potential hazard to the community on a high profile traffic and pedestrian route • Acknowledge and protect the heritage values of this

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	individually listed building and the Cuba Street Heritage Area.
Additional BHIF condition(s)	None

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Project 7	33 Hunter Street (MLC Building)
Applicant	MLC Body Corporate 83055
Recommended Grant (ex GST if applicable)	\$60,000
	<p>Building Information</p> <ul style="list-style-type: none"> • District Plan: Map 17, reference 186, and a heritage building within BNZ Head Office Heritage Area. • The former MLC Building has architectural significance as a transitional building, spanning the Stripped Classical and the Art Deco and Moderne periods. The building is an important work of the Wellington architects Mitchell & Mitchell. • The building is historically significant as the head office of the Australian Mutual Life and Citizen's Assurance Company, one of New Zealand's largest insurance companies in the twentieth century. • The former MLC has large townscape value for the area around the southern end of Lambton Quay. • The building is an important structure within the BNZ Head Office Heritage Area.
Project Description	Stage 1 Investigations to seismically strengthen/ repair, and prepare a Conservation Plan for the building.
The Issue	<p>The building is not considered to be earthquake prone under the NBS (it is currently at 35% of NBS), however the applicant on behalf of the Body Corporate is seeking to ensure the long term viability of the building by increasing its seismic performance to above 67%.</p> <p>There are currently a number of areas of water ingress and damaged external cladding tiles. Whilst investigating seismic strengthening at Stage 1, the applicant is also to scope improvements to weather-tightness and external</p>

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	<p>appearance of the building.</p> <p>In addition, the applicant is applying for assistance for both a heritage impact statement for the Stage 2 works, as well as the preparation of a Conservation Plan to guide the long term maintenance of the building.</p>
<p>Review of Proposal</p>	<p>The applicant has provided a comprehensive suite of quotations for Stage 1 scoping to be carried out. This follows on from an initial Condition Report already prepared, which has revealed potential areas for strengthening and repair – most of which require more detailed Stage 1 investigation.</p> <p>Stage 2 strengthening work and repairs by the owner will maintain the quality and longevity of this significant and prominent heritage building.</p> <p>Commitment to maintaining the heritage value of the building has been demonstrated to officers and quotations from a recognised Conservation Architect have been provided.</p> <p>The proposed work fits with the current priority of the BHIF and is consistent with other examples of work required to strengthen a building of this nature, such as</p> <p>The grant amount recommended for this project is slightly increased from recently comparable previous grants for similar work and scale (below), to acknowledge generalised cost increases.</p> <ul style="list-style-type: none"> • Seismic upgrade and weather-tightening; Huddart Parker Building, 2 Jervois Quay, CBD; \$42,000.00; Mar 2013 round. • Stage Two: Seismic Strengthening from >33% to 75% NBS; The Woolstore, 262 Thorndon Quay, Thorndon; \$42,000.00; Mar 2013 round.
<p>BHIF Outcome</p>	<p>The grant will:</p> <ul style="list-style-type: none"> • Contribute to the cost of heritage considerations in the seismic upgrade, as well as to an overall Conservation Plan for the building; • Endorse Council recognition of a potential hazard to the community on a high profile traffic and pedestrian route; • Acknowledge the additional costs associated retaining heritage fabric and replacing 'like with like' in a heritage building.
<p>Additional BHIF condition(s)</p>	<p>Release of funds is subject to a copy of the Conservation Plan being provided for Council records.</p>


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Project 8	216 Cuba Street, Te Aro
Applicant	Sarah Harrow
Recommended Grant (ex GST if applicable)	\$20,000
	<p>Building Information</p> <ul style="list-style-type: none"> • District Plan: Map 16, reference 90, and a heritage building within the Cuba Street Heritage Area. • Designed by Young and Fearn and built in 1922, this two-storey Stripped Classical masonry building is representative of the architecture and history found in Cuba Street. • The building contributes to the townscape, and the sense of place and continuity of the Cuba Street Heritage Area.
Project Description	Seismic assessment and design of strengthening, extension and restoration works.
The Issue	<p>The building owner has been issued a notice under section 124 of the Building Act 2004. The notice signifies that the building is earthquake prone as its seismic performance, based on engineering advice, falls below 33% of New Build Standard, and is required to be strengthened to above 33% or face demolition.</p> <p>The owner is committed to seismically strengthening the building, however initial costings suggest that additional floor area may be required in order to achieve this. There is an intention by the owner to apply for a resource consent for the extension and exterior restoration work, along with the seismic strengthening works to the building as a whole.</p>
Review of Proposal	<p>Officers from the heritage team have attended a pre-application (resource consent) meeting and broadly endorsed the intention and design of the project as a whole (subject to final designs).</p> <p>Prior to applying for a resource consent, the owner wishes to cost up options for seismic strengthening. The applicant has provided a comprehensive suite of quotations for Stage 1 scoping to be carried out.</p> <p>Whilst quotations from a recognised Conservation Architect</p>

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	<p>have not been provided, a commitment to maintaining the heritage value of the building has been demonstrated to officers and the applicant has sought advice from NZ Historic Places Trust who are to provide input on the project.</p> <p>The proposed work fits with the current priority of the BHIF and is consistent with other examples of work required to strengthen a building of this nature, such as:</p> <ul style="list-style-type: none"> • Initial engineer assessment for structural strengthening; Arco House, 45-47 Cuba Street, Te Aro; 12,500; March 2013 • Structural investigation and design for strengthening; The Plumbers Building, 124 Wakefield Street, Te Aro; \$25,000; March 2013
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none"> • Endorse Council recognition of a potential hazard to the community on a high profile traffic and pedestrian route; • Acknowledge the additional costs associated retaining heritage fabric and replacing 'like with like' in a heritage building.
Additional BHIF condition(s)	<p>Release of funds is subject to evidence of the seismic assessment having been carried out.</p>


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Project 9	194A Sydney Street West (Rita Angus Cottage)
Applicant	Thorndon Trust
Recommended Grant (ex GST if applicable)	\$5,000
	<p>Building Information</p> <ul style="list-style-type: none"> • District Plan: Map 16, reference 90, and a heritage building within the Cuba Street Heritage Area. • The Rita Angus cottage is of simple construction and design, most likely dating to the late 1870s. The house has a slight variation to similar houses from the period, as the front door is at the end of the verandah, giving access to the side of the hall. • This house has considerable historical significance as the home of pioneer New Zealand artist Rita Angus. The house, garden, Thorndon, and Wellington all feature in her work from this period, a physical reminder of the influence that these things had upon Angus.
Project Description	Repainting works to the cottage
The Issue	The cottage is in need of re-painting in order to ensure it does not degrade externally, which may result in interior or structural damage
Review of Proposal	<p>The Thorndon Trust is seeking assistance with their repainting project to ensure the longevity of this important and celebrated heritage building. A quote for the works has been provided detailing the works including painting both the walls and the roof. The colour scheme follows that of the previous two repaints and will involve no invasive paint removal; it is simply an overpainting job.</p> <p>The works have been endorsed by a recognised Conservation Architect who states that the works are ‘entirely in sympathy with the heritage status of the building’.</p> <p>The grant amount recommended for this project is consistent with previous grants for similar work and scale, such as:</p>

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	<ul style="list-style-type: none">• Repair and restoration of original exterior building fabric and insulation of exterior walls; 29 Tarikaka St, Ngaio; \$3,000.00; Jul 2011 round.• Repair and restoration of original exterior building fabric and insulation of exterior walls; 37 Tarikaka St, Ngaio; \$3,000.00; Jul 2011 round.
BHIF Outcome	The grant will: <ul style="list-style-type: none">• Acknowledge the additional costs associated retaining heritage fabric and replacing 'like with like' in a heritage building.
Additional BHIF condition(s)	Release of funds is subject to the WCC Heritage Team's onsite approval of works.

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Project 11	1 Queens Wharf (Wharf Offices)
Applicant	Wharf Offices
Recommended Grant (ex GST if applicable)	\$30,000
	<p>Building Information</p> <ul style="list-style-type: none"> • District Plan: a heritage building in the Post Office Square Heritage Area. • The building contributes to the townscape, and the sense of place and continuity of the Cuba Street Heritage Area. • The building is highly representative of early Port activity and status. It was completed in 1896, is one of the major commercial works of architect Frederick de Jersey Clere. • The building is of strong architectural significance and its elevations have a strong horizontal emphasis with prominent cornice and pediment lines and are anchored at either end of the building with a turret form, spectacularly cantilevered as an oriel on the south-east corner.
Project Description	Geotechnical and seismic assessment of the building
The Issue	The building is not considered to be earthquake prone under the NBS (it is currently estimated as being 40% of NBS), however the applicant on behalf of the Body Corporate is seeking to ensure the long term viability of the building by increasing its seismic performance to above 67%.
Review of Proposal	<p>The applicant has provided a comprehensive suite of quotations for Stage 1 scoping to be carried out.</p> <p>Stage 2 strengthening work and repairs by the owner will</p>

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	<p>maintain the quality and longevity of this significant and prominent heritage building.</p> <p>The proposed work fits with the current priority of the BHIF and is consistent with other examples of work required to strengthen a building of this nature, such as The grant amount recommended for this project is slightly increased from recently comparable previous grants for similar work and scale (below), to acknowledge generalised cost increases.</p> <ul style="list-style-type: none"> • Structural investigation and design for strengthening; The Plumbers Building, 124 Wakefield Street, Te Aro; \$25,000; March 2013 • Initial engineer assessment for structural strengthening; Arco House, 45-47 Cuba Street, Te Aro; 12,500; March 2013.
<p>BHIF Outcome</p>	<p>The grant will:</p> <ul style="list-style-type: none"> • Endorse Council recognition of a potential hazard to the community on a high profile traffic and pedestrian route; • Acknowledge the additional costs associated retaining heritage fabric and replacing 'like with like' in a heritage building.
<p>Additional BHIF condition(s)</p>	<p>Release of funds is subject to evidence of discussions with the New Zealand Historic Places Trust about archaeological provisions that might be required to undertake ground work.</p>