



REPORT 1 (12 15/52/03/IM)

HERITAGE GRANTS – JULY 2013 ROUND

1. Purpose of Report

This report seeks the allocation of funding from the Built Heritage Incentive Fund.

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 focus on "*on remedying earthquake prone related features or securing conservation plans / initial reports from engineers.*"

This is the first of two rounds scheduled for the 2013/14 financial year. \$360,000 has been allocated to be distributed over the financial year. There is also the provision for any unspent money from the Heritage Resource Consent Fee Reimbursement Fund to be diverted to the Built Heritage Incentive Fund for the March 2014 round only.

For this round, eight applications are seeking funding of \$382,673. Six applications are for building strengthening either initial assessments/design or for physical work to be undertaken. Officers recommend that six applicants be allocated a total of \$125,127 (excluding GST if applicable).

There is a decrease in the number of applications to the Built Heritage Incentive Fund this round and the total recommended allocation. The low uptake is in part due to external factors and significantly, the timing of the July round in relation to scheduled building works. Therefore, Officers recommend an additional Built Heritage Incentive Fund round in November.

3. Recommendations

It is recommended that the Grants Sub Committee:

1. *Receive the information.*
2. *Agree to the allocation of all grants and associated conditions to applicants in the July 2013 round of the Built Heritage Incentive Fund, as assessed by Council Officers and summarised in Appendix 1.*
3. *Agree to an additional funding round in November 2013.*

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.

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*

Eight applications were received this round seeking funding of \$382,673. It is recommended that:

- six applicants be allocated a total of \$125,127 from the BHIF.
- one application is declined as a significant section of the work proposed is not supported by the Heritage team. The applicant will have the opportunity to amend their application and resubmit it to the next BHIF round.
- one application is ineligible as its application and budget are incomplete.

This leaves \$234,873 from the BHIF to be allocated at a later date.

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 (eg 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 eight 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	Grant Requested	Funding Allocation <small>ex GST if applicable</small>
1	Building facade strengthening to meet seismic requirements - 107 Customhouse Quay, CBD	\$244,680.00	\$244,600.00	\$36,520.00 (\$41,998 GST incl)
2	Geotechnical survey to assist with seismic report - 116 Cuba Street, Te Aro	\$13,950.00	\$13,950.00	\$12,130.00 (\$13,950 GST incl)
3	Earthquake strengthening and heritage retention – 132 Cuba Street, Te Aro	\$1,154,161.00	\$45,000.00	\$39,130.00 (\$45,000 GST incl)
4	Futuna Chapel seismic analysis and upgrade - 67 Futuna Close, Karori	\$33,960.00	\$33,960.00	\$30,000.00
5	Geotechnical seismic assessment - 73-75 Hawker Street, Mt Victoria	\$5,000.00	\$5,000.00	\$4,347.00 (\$5,000 GST incl)
6	Repair and restoration of the cottage's exterior front façade - 48 Tarikaka Street, Ngaio	\$16,473.61	\$3,000.00	\$3,000.00
7	Tinakori Road upgrade to be in keeping with heritage area - 293 Tinakori Road, Thorndon	\$33,129.91	\$32,162.91	Decline –amend application and reapply
8	Seismic assessment and analysis - 67-69 Northland Road, Northland	\$10,000.00	\$5,000.00	Ineligible – application incomplete
		\$1,511,354.52	\$382,672.91	\$125,127.00

5.1.4 Officers' consideration

A detailed discussion for each of the six applications to be allocated funding is outlined in Appendix 2. The discussions include the project description, outcomes for heritage and comparisons to previous grants.

Officers note a conflict of interest with Application 6: Repair and restoration of the cottage's exterior front façade. The building owner is a Council employee in the Urban Design and Heritage team. The recommended funding allocation is in line with grants previously given for similar work in Tarikaka Street. The recommending Officer is satisfied that in approving Application 6 there is no bias or favour to that applicant.

5.1.5 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.

5.2 Additional Funding Round in November 2013

This round has seen a decrease in the number of applications to the BHIF (compared to the March 2013 round) and consequently, a decrease in the amount recommended to be allocated from the fund. The low uptake was in part to external factors such as the amount of money building owners can borrow, obtaining insurance, and Government decisions on amendments to the Building Act 2004. Another significant factor was the timing of the BHIF round in relation to scheduled building works and assessments.

Officers recommend that an additional funding round be included this financial year and that it close in November 2013. The additional round would:

- capture the proposed high quality applications that could not meet our July timeframe
- show a proactive approach by the Council to fit in with the time dependant work of building owners and contractors
- support more building owners with a grant from the BHIF
- promote the BHIF to owners of heritage buildings.

6. Conclusion

The Built Heritage Incentive Fund is a key initiative of the Heritage Policy 2010 and demonstrates Council's ongoing commitment to protect and conserve Wellington's heritage. The current priority of the Built Heritage Incentive Fund also demonstrates the Council's initiative to increase the City's earthquake resilience.

Contact Officer: Ailsa Cain, 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.


Summary of Proposed Built Heritage Incentive Fund Allocations – July 2013

	Project	Purpose	Additional Conditions	Grant Proposed ex GST if applicable
1	107 Customhouse Quay, CBD	Building façade strengthening to meet seismic requirements		\$36,520.00
2	116 Cuba Street, Te Aro	Geotechnical survey to assist with seismic report	Release of funds subject to evidence of discussions with the New Zealand Historic Places Trust about the geotechnical assessment and any related archaeological provisions.	\$12,130.00
3	132 Cuba Street, Te Aro	Earthquake strengthening and heritage retention	Release of funds subject to evidence of discussions with the New Zealand Historic Places Trust about archaeological provisions that might be required to undertake ground work.	\$39,130.00
4	67 Futuna Close Friend Street, Karori	Futuna Chapel seismic analysis and upgrade		\$30,000.00
5	73-75 Hawker St, Oriental Bay	Geotechnical seismic assessment	Release of funds subject to evidence of discussions with the New Zealand Historic Places Trust about the geotechnical assessment and any related archaeological provisions.	\$4,347.00
6	48 Tarikaka Street, Ngaio	Repair and restoration of the cottage's exterior front façade	Release of funds is subject to the WCC Heritage Team's onsite approval of works.	\$3,000.00
7	293 Tinakori Road, Thorndon	Tinakori Road upgrade to be in keeping with heritage area		Decline – amend application and reapply
8	67-69 Northland Road, Northland,	Seismic assessment and analysis		Ineligible – application incomplete
	Total			\$125,127.00

Appendix 1

Detailed Discussions for the Applicants to the Built


Heritage Incentive Fund – July 2013

Project 1	United Building, 107 Customhouse Quay, CBD
Applicant	John Barlow
Recommended Grant ex GST if applicable	\$36,520
	<p>Building Information DP Ref: Map17, Symbol 99</p> <ul style="list-style-type: none"> • The building is an elegant neo-Georgian style office building that is substantially unaltered above the level of the verandah. Of particular note is the composition of the tower with the clear definition of 'base', 'shaft' & 'capital' that is typical of buildings of this style and era • The building has a historic association with the once significant but now defunct Commercial Travellers' and Warehousemen's Association. • The building exterior has had few intrusive modern alterations and retains much of the original building fabric with the exception of the modern ground floor cladding and fenestration; the modern verandah; and the addition to the penthouse apartment. The building interior has been much altered.
Project Description	Building façade strengthened to meet seismic requirements using a 'helifix' ties solution to secure the brick façade in to the primary structure of the building.
The Issue	In 2010, the United Building 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.
Review of Proposal	<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>A building and resource consent is likely to be required</p>

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	<p>for the proposed work.</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">• Repair and repainting of West (Cuba St) façade; Wellington Working Mens Club, 101-117 Cuba Street, Te Aro; \$29,450.00; July 2011 round.• Roof replacement, structural strengthening, concrete repair, and interior conservation; St Andrews on the Terrace, 28 The Terrace; \$40,000.00; Nov 2007 round.
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none">• contribute to the cost of heritage considerations in the seismic upgrade• 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
Additional BHIF condition(s)	Nil


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Project 2	116 Cuba Street, Te Aro
Applicant	Maree Le Comte on behalf of the Body Corporate 88455
Recommended Grant ex GST if applicable	\$12,130
	<p>Building Information DP Ref: Map 16, Symbol 79/1; Cuba Street Heritage Area</p> <ul style="list-style-type: none"> • This building is a simple stripped Classical commercial building that, despite some intrusive modern alterations, makes a positive contribution to the Cuba Street Heritage Area. • Designed and built in 1917 by Fletcher Brothers, this building has historic significance as being one of the earliest buildings designed by the company. • Built as a McKenzies department store, this building has historic value for its association with the JR McKenzie. McKenzies became a household name with branches throughout New Zealand. This building was once the company's Head Office, but J.R. McKenzie is now better known for the work of his charitable trust. • This building is part of a group of Edwardian commercial buildings on Cuba Street which contribute to the sense of place and continuity of the Cuba Street Heritage Area.
Project Description	Geotechnical survey to assist with seismic report
The Issue	In 2012, 116 Cuba Street 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.
Review of Proposal	The building owner has applied for funding to assist with a geotechnical seismic assessment. Geotechnical reports provide engineers with information regarding the soil conditions (including ground water and subsurface materials) at a specific location. This assessment is used

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	<p>in calculating the strength of the building and its foundations, and the potential for liquefaction.</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"> • To assess life expectancy of building, and likely performance of foundations in an earthquake; 15-19 Tory Street, Te Aro; \$10,000; Aug 2012 round. • Detailed calculations of work and costs required to appropriately strengthen the building and for work undertaken; 216 Cuba Street, Te Aro; \$5,900; Jul 2011 round.
<p>BHIF Outcome</p>	<p>The grant will:</p> <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 and the Cuba Street Heritage Area.
<p>Additional BHIF condition(s)</p>	<p>Release of funds subject to evidence of discussions with the New Zealand Historic Places Trust about the geotechnical assessment and any related archaeological provisions.</p>


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Project 3	132 Cuba Street, Te Aro
Applicant	Stephen Hawke on behalf of Cuba-Ghuznee Ltd
Recommended Grant ex GST if applicable	\$39,130
	<p>Building Information DP Ref: Map 16, Symbol 81/1 and Cuba Street Heritage Area</p> <ul style="list-style-type: none"> • 132 Cuba Street is an unusual two-and-a-half storey factory/shop built in a transitional style. It is notable for its highly stylised Classical decorative elements – particularly the extremely tall parapet / entablature, and for the fine early/original shop-fronts that features a row of stained glass top-lights with the HB logo. • This building has historic value for its association with the Hallenstein Brothers New Zealand Clothing Company enterprise. It was designed for this purpose in 1920 and it operated as a Hallenstein Brothers store for almost 50 years. • The building defines the corner of Cuba and Ghuznee Streets and makes a valuable contribution to the townscape of the Cuba Street Heritage Area.
Project Description	Internal and external building strengthening work and reinstatement of building features.
The Issue	<p>In 2012, the former Crazy Rick’s building 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.</p> <p>The building is undergoing a significant seismic upgrade and related maintenance. The owner has applied for funding to assist with this work.</p>
Review of Proposal	<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</p>

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	<p>scale, such as:</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. • Roof replacement, structural strengthening, concrete repair, and interior conservation; St Andrews on the Terrace, 28 The Terrace; \$40,000.00; Nov 2007 round.
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none"> • contribute to the cost of heritage considerations in the seismic upgrade • endorse Council recognition of a potential hazard to the community on a strategic transport and pedestrian route • acknowledge and protect the heritage values of this individually listed heritage building and the Cuba Street Heritage Area.
Additional BHIF condition(s)	<p>Release of funds 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 4	Futuna Chapel, 67 Futuna Close, Karori
Applicant	Nicholas Bevin on behalf of the Friends of Futuna Charitable Trust
Recommended Grant ex GST if applicable	\$30,000
	<p>Building Information DP Ref: Map 11, Symbol 125</p> <ul style="list-style-type: none"> • Futuna Chapel is an influential 1960s building that is notable for the way in which it has successfully synthesized Maori and Pakeha architectural traditions to create a genuinely local modern architecture. • The building has historic value for its association with the Marist Brothers, and is named after a tragic event in Marist religious history. • The building continues to have spiritual significance to the religious community and is used for religious and secular events. • The building is considered by many architects as a seminal work of New Zealand architecture and this is noted by the award of both the NZIA Gold Medal and 25-year Award.
Project Description	Architectural and engineering assessment of the whole building to identify seismic upgrade requirements and restoration work for the colour acrylic windows and exterior claddings, flashings and roof.
The Issue	The building owner is undertaking restoration and repair work needed to keep the building in good condition. The owner is also taking the opportunity to consider any other work that might be required to protect the integrity of the building.
Review of Proposal	<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"> • Initial assessments for structural strengthening; St

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	<p>Mary of the Angels, 17 Bolcott Street, CBD; \$30,000.00; Mar 2013 round.</p> <ul style="list-style-type: none"> • Structural assessment and urgent maintenance; Assembly Of God (Wellington Samoan) 193 Rintoul Street, Berhampore; \$20,000.00; March 2012 round. • Plans for and contract work to strengthen Meeting House of the Religious Society of Friends; 7 Moncrieff Street, Mt Victoria; \$30,000.00; August 2012 round.
<p>BHIF Outcome</p>	<p>The grant will:</p> <ul style="list-style-type: none"> • acknowledge the additional costs associated retaining heritage fabric and replacing 'like with like' in a heritage building • endorse Council recognition of a potential hazard to the community and visitors • acknowledge and protect the heritage values of this individually listed heritage building.
<p>Additional BHIF condition(s)</p>	<p>Nil</p>

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Project 5	St Gerard's Monastery, 75 Hawker Street, Oriental Bay
Applicant	Rainer Hensel on behalf of the Institute for World Evangelisation – ICPE Mission
Recommended Grant ex GST if applicable	\$4,347
	<p>Building Information DP Ref: Map 12, Symbol 144</p> <ul style="list-style-type: none"> • This building is a significant example of the Gothic revival style of architecture in New Zealand. Its style, scale, materials, quality, and craftsmanship all give St Gerard's architectural value. It is also a representative example of two of Wellington and New Zealand's most prominent architects, John Swan and Frederick de Jersey Clere. • This building is associated with the Redemptorist faith, and the Church is the first in the world to be dedicated to Italian saint Gerard Majella. • This building has substantial townscape value for the part it plays in defining the Mt Victoria and Oriental Bay areas. It is situated on a prominent cliff top and as such provides a visual land mark for the city.
Project Description	Undertake a geotechnical seismic assessment
The Issue	In 2012, St Gerard's Church and Monastery 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.
Review of Proposal	<p>The building owner has applied for funding to assist with a geotechnical seismic assessment. Geotechnical reports provide engineers with information regarding the soil conditions (including ground water and subsurface materials) at a specific location. This assessment is used in calculating the strength of the building and its foundations, and the potential for liquefaction.</p> <p>This work fits with the current priority of the BHIF and is consistent with other examples of work required to</p>

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	<p>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"> • Assessing the life expectancy of building, and likely performance of foundations in an earthquake. These will assist decision to what level of strengthening is possible and prepare concept designs for strengthening to the highest possible/feasible level; 15-19 Tory Street, Te Aro; \$10,000.00; August 2012 round • Design and documentation of seismic upgrade work; Jaycee Building, 99-101 Willis Street, CBD; \$12,500.00; March 2012 round.
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none"> • contribute to the cost of heritage considerations in the seismic upgrade • 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 individually listed building and the Cuba Street Heritage Area.
Additional BHIF condition(s)	<p>Release of funds subject to evidence of discussions with the New Zealand Historic Places Trust about the geotechnical assessment and any related archaeological provisions.</p>

Project 6	48 Tarikaka Street, Ngaio
Applicant	Sophie Connell
Recommended Grant (ex GST if applicable)	\$3,000
 <p style="text-align: center;">ROOF B, PORCH B</p> 	<p>Building Information DP Ref: Tarikaka Street Heritage Area (symbol HA18)</p> <ul style="list-style-type: none"> • 48 Tariaka Street has a high level of authenticity with very few exterior changes. • The Tarikaka Street Historic Area in Ngaio contains 71 houses, of which 64 were constructed by New Zealand Railways, firstly in 1927-29 with more added between 1938 and 1940, as part of efforts to provide mass, low cost housing for its workers. • This is an historically important grouping of houses, built as part of the first successful mass housing scheme undertaken in New Zealand. • This is the best surviving settlement in the lower North Island and an important element in the northern suburban streetscape.
Project Description	Repair and restoration of the cottage's exterior front façade
The Issue	<p>The building owner is undertaking restoration and repair work needed to keep the building in good condition.</p>  
Review of Proposal	Repairs by the owner will maintain the quality and

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	<p>longevity of the building, and enhances the streetscape of the Tarikaka Street Heritage Area.</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"> • 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. • To replace the roof, spouting and down pipes; 56 Tarikaka St, Ngaio; \$3,000.00; Nov 2010 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 repairs • acknowledge the additional costs associated retaining heritage fabric and replacing 'like with like' in a heritage building • acknowledge and protect the heritage values of the Tarikaka Street Heritage Area.
<p>Additional BHIF condition(s)</p>	<p>Release of funds is subject to the WCC Heritage Team's onsite approval of works.</p>