

ORDINARY MEETING

OF

GRANTS SUBCOMMITTEE

AGENDA

Time: 9.30am
Date: Wednesday, 5 April 2017
Venue: Committee Room 1
Ground Floor, Council Offices
101 Wakefield Street
Wellington

MEMBERSHIP

Mayor Lester
Councillor Dawson
Councillor Day
Councillor Free (Chair)
Councillor Gilbert
Councillor Young

Have your say!

You can make a short presentation to the Councillors at this meeting. Please let us know by noon the working day before the meeting. You can do this either by phoning 803-8334, emailing public.participation@wcc.govt.nz or writing to Democratic Services, Wellington City Council, PO Box 2199, Wellington, giving your name, phone number and the issue you would like to talk about.

AREA OF FOCUS

The Grants Subcommittee is responsible for the effective allocation and monitoring of the Council's grants.

Quorum: 3 members

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1 Meeting Conduct

1.1 Apologies

The Chairperson invites notice from members of apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

1.2 Conflict of Interest Declarations

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

1.3 Confirmation of Minutes

The minutes of the meeting held on 07 December 2016 will be put to the Grants Subcommittee for confirmation.

1.4 Public Participation

A maximum of 60 minutes is set aside for public participation at the commencement of any meeting of the Council or committee that is open to the public. Under Standing Order 3.23.3 a written, oral or electronic application to address the meeting setting forth the subject, is required to be lodged with the Chief Executive by 12.00 noon of the working day prior to the meeting concerned, and subsequently approved by the Chairperson.

1.5 Items not on the Agenda

The Chairperson will give notice of items not on the agenda as follows:

Matters Requiring Urgent Attention as Determined by Resolution of the Grants Subcommittee.

1. The reason why the item is not on the agenda; and
2. The reason why discussion of the item cannot be delayed until a subsequent meeting.

Minor Matters relating to the General Business of the Grants Subcommittee.

No resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the Grants Subcommittee for further discussion.

2. General Business

BUILT HERITAGE INCENTIVE FUND ROUND 3 OF 3

Purpose

1. The purpose of this paper is to seek Committee approval to allocate grants, recommended by officers, for the third and final round of the Built Heritage Incentive Fund (BHIF) for the 2016/17 financial year.

Summary

2. A total of \$532,407.00 is available for allocation in this round of the BHIF; this takes into account the \$300,000.00 reallocated from the 2016/17 BHIF to support the government's unreinforced masonry parapet and façade securing initiative.
3. Eleven applications were received this round seeking funding of \$1,469,478.50. The original information provided through the online applications has been made available to Councillors through the Hub dashboard.
4. The recommendation is that a total of \$304,500.00 is allocated to ten of the eleven applications received in this round.
5. A summary of each of the eleven applications received is outlined in Attachment One. This includes project description, outcomes for the heritage building and commentary relating to previously allocated grants.
6. Officers are satisfied that there are no conflicts of interest related to and of the applications recommended for grants.
7. A grant of \$100,000.00 is recommended for the proposed seismic strengthening of two buildings, 54-56 Cuba Street and the T. G. Mccarthy building 58-60 Cuba Street. This recommendation necessitates a City Strategy Committee decision as per the current delegations for this triennium.

Recommendations

That the Grants Subcommittee:

1. Receive the information.
2. Agree to the allocation of Built Heritage Incentive grants as recommended below:

	Project	Total Project Cost	Amount Requested	Amount eligible for funding	Amount Recommended ex GST if applicable
1	Former Cambridge Terrace Post Office – 21-23 Cambridge Terrace	\$1,143,423.60	\$343,423.60	\$1,113,423.60	\$40,000.00
2	Arco House 45-47 Cuba Street	\$15,300.00	\$10,000.00	\$10,150.00	\$0
3	Mibar Building (Former Racing	\$716,163.50	\$551,701.00	\$551,701.00	\$60,000.00

	Conference Building) - 85 Victoria Street				
4	Jaycee Building – 99 Willis Street	\$23,000.00	\$13,000.00	\$23,000.00	\$10,000.00
5	119 Cuba Street	\$171,900.00	\$71,900.00	\$119,100.00	\$35,000.00
6	41 Tarikaka Street	\$14,539.00	\$13,039.00	\$14,539.00	\$3,000.00
7	Beere House – 32 Tinakori Road	\$81,800.00	\$23,287.95	\$81,800.00	\$20,000.00
8	Former Mt Cook Police Barracks – 13 Buckle Street	\$69,000.00	\$37,450.00	\$37,450.00	\$15,000.00
9	Emeny House - 1 Ranfurly Terrace	\$30,977.50	\$10,951.00	\$11,352.50	\$6,500.00
11	The Wedge - 20 Glenervie Terrace	\$150,088.22	\$25,763.00	\$51,529.22	\$15,000.00

3. Recommend to the City Strategy Committee the grant of \$100,000.00 for the seismic strengthening project for the buildings at 54-56 and 58-60 for approval as follows:

	Project	Project Total Cost	Amount Requested	Amount eligible for funding	Amount Recommended ex GST if applicable
10	T.G. McCarthy Building – 58-60 Cuba Street and 54-56 Cuba Street	\$3,225,611.00	\$300,000.00	\$1,818,449.00	\$100,000.00

Background

8. A total of \$532,407.00 is available for allocation in this round of the BHIF. This figure excludes the \$300,000.00 of the fund that was reallocated from this financial year to support the government’s unreinforced masonry parapet and façade securing initiative.
9. 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 costs associated with owning and caring for a heritage property.
10. 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, funding has been prioritised accordingly with 15% of the allocation going toward projects conservation projects (e.g. repairs to joinery or glazing, protective works on archaeological sites, and maintenance reports) and 85% to seismic strengthening projects annually.
11. There are currently 162 Earthquake Prone (EQP) heritage buildings; this includes individually listed buildings and those contributing to listed heritage areas. 37 of these buildings are either undertaking seismic strengthening currently or have recently completed strengthening; 20 of these 37 have received funding from the BHIF.
12. Of the 162 EQP heritage buildings a further 30 have completed seismic assessment, or concept plans or have developed detailed designs for seismic strengthening.

13. Of the 162 EQP heritage buildings there are 92 that, as far as our records show, are not undertaking seismic strengthening related work. Of these 92, 12 are owned by Council or the Government or other organisations ineligible for BHIF funding, leaving a total of 80 EQP heritage buildings eligible for BHIF who have not yet applied. These owners were written to in January 2017 informing them of Council's incentives to seismically strengthen their buildings.
14. Maps illustrating EQP heritage buildings in priority heritage areas; Cuba Street, Courtenay Place and Newtown Shopping Centre, stage of seismic strengthening and whether they have been allocated BHIF funding are included in Attachment Three.
15. In accordance with the current eligibility and assessment criteria 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.
16. 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
 - Parity with similar projects in previous rounds
 - Equitable distribution in the current round
 - The amount of funding available for allocation.
17. There are additional allocation guidelines for conservation and seismic applications as follows:
 - For conservation, restoration, repair or maintenance works:
 - The heritage significance of the building¹ and the degree to which this significance will be enhanced or negatively impacted by the works
 - If the building is on the Heritage New Zealand list
 - For seismic strengthening projects:
 - The heritage significance of the building and how the works will benefit or negatively impact its heritage significance.
 - If the building is on the [Heritage New Zealand list](#).
 - If the building is on the [WCC Earthquake-prone building list](#)
 - The expiry date of a s124 Notice under the Building Act 2004.
 - The building being in one of the following focus heritage areas². Cuba Street, Courtenay Place or Newtown shopping centre heritage area.
18. To ensure funds are used appropriately, conditions may be suggested in certain circumstances should funding be approved.

¹ The Council has assessed all heritage buildings and a heritage inventory report is available from the Heritage Team.

² This focus is based on high numbers of earthquake prone buildings in one heritage area as well as the levels of traffic that occur in these areas

Discussion

19. It is recommended that ten of the eleven applicants are allocated \$304,500.00 from the 2016/17 BHIF. The applications recommended for funding have provided the necessary information and meet the criteria for the fund.
20. The officer panel (consisting of Heritage, Funding, Strategy & Policy and Building Resilience officers) have assessed the eight applications received this round against the current priority and stated criteria of the BHIF (Attachment Two). Assessment summaries are included at Attachment One.
21. It is recommended that the application for Arco House, 45-47 Cuba Street, for a detailed design to secure the buildings parapet be declined in this round on the basis that the proposed project is eligible for Ministry of Business, Innovation and Employment (MBIE) funding under the unreinforced masonry (URM) parapet and façade securing scheme.
22. The comprehensive seismic strengthening projects for the buildings at 54-60 and 119 Cuba Street also meet the URM parapet and façade securing requirement and may be eligible for funding through the MBIE scheme. These applications have been considered on a case by case basis; where costs are specific to parapet or façade strengthening these components of the work have been deducted from the total amount that the applicant is eligible for under the BHIF.
23. Not all applications were recommended grants of the total amount requested. When assessed against the criteria outlined in paragraphs 15-17 above, allocations are considered to be equitable across those received in this round, equivalent to grants awarded in previous rounds of the BHIF and within the funding levels provided for in the 2016/17 Annual Plan . Officers have confidence that where the total amount of funding requested is not granted, applicants will be able to source the difference and projects will still be completed.
24. A grant of \$100,000.00 is recommended for the proposed seismic strengthening of two buildings, 54-56 Cuba Street and the T. G Mccarthy building 58-60 Cuba Street. This recommendation necessitates a City Strategy Committee decision as per the current delegations for this triennium.

Options

25. The Grants Subcommittee are asked to approve the Officers recommendations on funding allocations as above.

Next Actions

26. Successful applicants have 18 months to undertake the work and provide evidence of completion to Officers before the allocated funding is paid out.

Attachments

Attachment 1.	Attachment One Assessment Summaries	Page 12
Attachment 2.	Attachment Two BHIF Criteria	Page 34
Attachment 3.	Attachment Three Maps of EQP heritage buildings	Page 40

Author	Vanessa Tanner, Senior Heritage Advisor
Authoriser	David Chick, Chief City Planner

SUPPORTING INFORMATION

Engagement and Consultation

Not applicable

Treaty of Waitangi considerations

Not applicable

Financial implications

The recommended allocations for this round of the BHIF are within the funding levels provided for in the 2016/17 Annual Plan.

Policy and legislative implications

The Built Heritage Incentive Fund is a key initiative of the Wellington Heritage Policy 2010.

Risks / legal

Officers are satisfied that there are no conflicts of interest regarding recommendations for funding in this round of the BHIF.

Climate Change impact and considerations

Not applicable.

Communications Plan

A press release is created on the day Committee makes its decision on funding applications.

Health and Safety Impact considered

Not applicable.

Attachment One

Summary of Applications to the Built Heritage Incentive Fund 2016/17 Round 3
(of 3)

Project 1	Former Cambridge Terrace Post Office – 21-23 Cambridge Terrace
Applicant	First Base Holdings
Project:	Steel window refurbishment, seismic repairs and waterproofing
Total project cost	\$1,143,423.60
Amount requested	\$343,423.60
Amount eligible for funding	\$1,113,423.60
Recommended Grant ex GST if applicable	\$40,000.00

Building Information



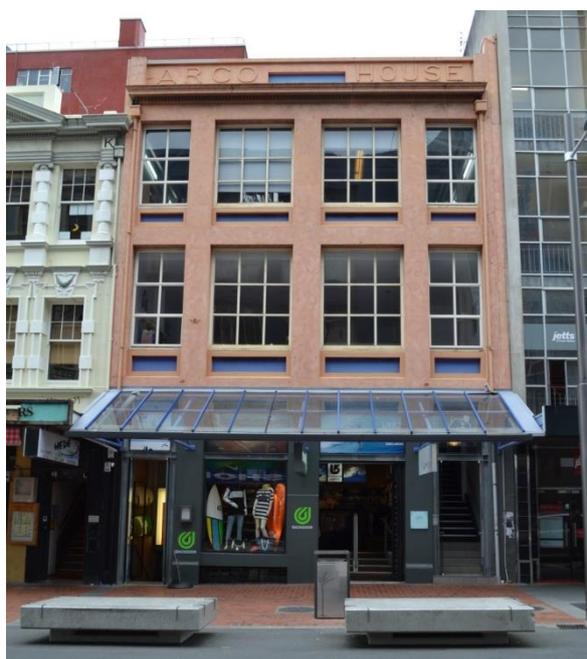
- District Plan Individually Listed Map Reference 16, Symbol Reference 52. Contributes to the Courtenay Place Heritage Area
- The former Cambridge Terrace Post Office is an excellent representative of a civic building designed in the transitional Classical/Art Deco style of the 1920s and 1930s. It is a significant work by Government Architect, John Mair and is notable for the strong vertical emphasis of its well-designed, and well-proportioned, street façade.
- This building served an important purpose as a post office for over 60 years, and represents something of the importance that this benign state institution had in our recent history.
- This building is part of a group of commercial buildings on Courtenay Place which all date from the early 20th century and contribute to the sense of place and continuity of the Courtenay Place Heritage Area.

The Issue	The building's steel windows require repair and replacement. The steel windows will be replaced like for like. The owner also intends to repair plaster to improve seismic safety and fully waterproof the building.
Review of Proposal	The building is not on Council's Earthquake Prone Building List however the proposal to remediate the plaster system is supported

	<p>from a heritage and building resilience perspective. The proposal to repair and replace the steel windows with a like for like product is a good conservation outcome for the building and is supported from a heritage perspective.</p> <p>The proposed work fits with both conservation and the seismic strengthening components of the BHIF, previous grants for similar works include:</p> <ul style="list-style-type: none"> • \$47,750 conservation and adaptive reuse St James Church 235 Adelaide Road March 2015 round • \$30,000 exterior repair, plaster and painting Columbia Private Apartments, 32 Cuba Street October 2015 round
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none"> • Acknowledge and protect the heritage values of this heritage building. • Acknowledge the additional costs associated with maintaining a heritage building.
Additional BHIF condition(s)	<p>Release of funds is subject to:</p> <ul style="list-style-type: none"> • A BHIF sign to be supplied by WCC is affixed prominently to the front of the building or site throughout the duration of the works. • WCC Heritage Team's onsite approval of works

Item 2.1 Attachment 1

Project 2	Arco House - 45-47 Cuba Street
Applicant	Arco House Ltd
Project:	Detailed design for parapet securing
Total project cost	\$15,300.00
Amount requested	\$10,000.00
Amount eligible for funding	\$10,150.00
Recommended Grant ex GST if applicable	\$0



Building Information

- District Plan Individually Listed Building; Map 16, Symbol 74.1. Contributes to the Cuba Street Heritage Area
- Arco House is an Edwardian Stripped Classical commercial building that was adapted in the mid-1950s as a retail unit, and warehouse for a manufacturing jeweller and optician/lens grinder.
- The building retains a historic association with builders James Trevor and Co. and also with Arthur Cocks & Co. a wholesale jeweller, optician and importer, for which the building was renamed in the 1950s. The plans to convert the building into premises for Arthur Cocks & Co. survive and give a good insight into the work of a mid-to-late 20th century manufacturing jewellery and optician.
- The plain building façade above ground floor level has had few intrusive or unsympathetic alterations over the past 100 years and makes a positive contribution to the sense of place and continuity of the Cuba Street Heritage Area.

The Issue	The applicant wishes to secure the parapet of Arco House. The building received a grant of \$12,500 for a seismic strengthening feasibility study in the March 2013 round.
Review of Proposal	The building is included on Council's list of unreinforced masonry buildings; the proposed parapet securing detailed design is therefore eligible for funding under the Ministry of Business, Innovation and Employment's scheme, therefore it is recommended that their application to BHIF be declined.

Project 3	Mibar Building / The former Racing Conference Building – 85 Victoria Street
Applicant	Mibar Enterprises Ltd
Project	Seismic strengthening
Total project cost	\$716,163.50
Amount requested	\$551,701.00
Amount eligible for funding	\$551,701.00
Recommended Grant ex GST if applicable	\$60,000.00



Building Information

- District Plan Individually Listed Building; Map 17, Symbol 318
- The building is an unusual Expressive Modernist building constructed with a fine palette of high quality finishing materials including stainless steel, bronze sheathing, and vitreous ceramic tiles. The building with its distinctive wave form canopy, curved glass windows, and quirky decorative elements is atypical of 1950s Modernist design but is one of the most distinctive and well known Wellington buildings of that era.
- The building has townscape and landmark value for its prominence on an inner-city, wedge-shaped site, clearly defining a busy intersection.
- The building has historic value as the purpose-built head office of the New Zealand Racing Conference, a use it maintained for over 20 years. It is currently best known for its association with the Lido café that was established in 1990.

The Issue	The 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 the NBS.
Review of Proposal	<p>The work involves seismically strengthening the building to between 40-50% NBS, this will remove it from the Council's Earthquake Prone Building List which is a priority of the Fund. The seismic strengthening design means that the scheme may be built upon to increase the % NBS in time, the present project is considered the first stage of the building's seismic strengthening.</p> <p>The work is being undertaken in accordance with advice from their conservation architect. The proposal is supported from a heritage and resilience perspective.</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"> • \$44,000 Seismic strengthening to 35% St Matthais Church, Makara, July 2016 • \$60,000 Seismic strengthening to 70% The Albermarle Hotel 59 Ghuznee Street February 2016 round
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none"> • Acknowledge and protect the heritage values of this individually listed heritage building • Contribute to removing this building from the List of Earthquake Prone Buildings
Additional BHIF condition(s)	<p>Release of funds is subject to:</p> <ul style="list-style-type: none"> • A BHIF sign to be supplied by WCC is affixed prominently to the front of the building or site throughout the duration of the works. • Project engineers sign off on completion of seismic strengthening works • Evidence that Heritage New Zealand was consulted over any requirement for an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act 2014.

Project 4	Jaycee Building - 99 Willis Street
Applicant	Jim Viatos Family Trust
Project	Seismic strengthening preliminary design to 67%
Total project cost	\$23,000.00
Amount requested	\$13,000.00
Amount eligible for	\$23,000.00
Recommended Grant (ex GST if applicable)	\$10,000.00



Building Information

- District Plan Individually Listed Map 17, Symbol 347
- The Jaycee Building is a 1920s concrete framed commercial building and has aesthetic value for the unusual, lively and eclectic arrangement of Classical decorative elements on the Willis Street façade.
- The Jaycee Building has aesthetic value for its role in the townscape, defining the eastern side of Willis Street and being seen in association with a number of other heritage buildings at a nodal point on Wellington's Golden Mile - the intersection of Willis, Manners and Boulcott Streets.
- The building has historic value for the period when it was occupied by the Jaycees, a significant but relatively low profile community group.
- There are technical values in the reinforced concrete structure of the building, for which engineering drawings still exist.

The Issue	<p>The 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 the NBS.</p> <p>This building received funding of \$10,000 for seismic assessment as a result of a successful BHIF application in the March 2015, this assessment found the building to be at 20% NBS. This was followed by \$5,000 for concept design for strengthening to 34%/45% and 67% NBS in the February 2016 round. Project engineers have recommended that the building requires a 3-D non-linear pushover analysis to develop the detailed design of for strengthening to 67% NBS the applicant seeks a contribution toward this phase of their project.</p>
Review of Proposal	<p>The proposed work fits with the current priority of the BHIF and previous grants for similar works include:</p> <ul style="list-style-type: none"> • \$15,000 towards seismic assessment and design 251-

Item 2.1 Attachment 1

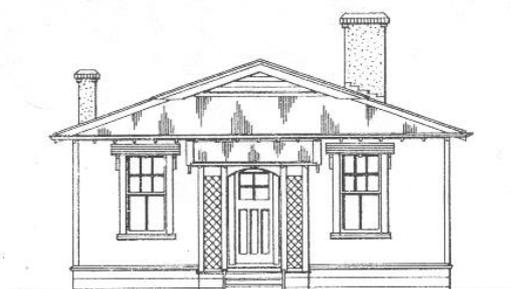
	<p>255 Cuba Street March 2015 round</p> <ul style="list-style-type: none"> • \$15,000 Seismic strengthening detailed design Wellington Trades Hall Incorporated, 124 Vivian Street <p>October 2015 round</p>
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none"> • Acknowledge the heritage values of this individually listed heritage building. • Acknowledge the additional costs associated with maintaining heritage buildings.
Additional BHIF condition(s)	<p>Release of funds is subject to:</p> <ul style="list-style-type: none"> • Engineering report, preliminary design and 3D linear pushover analysis to be supplied to Council

Project 5	119 Cuba Street
Applicant	KPK Holdings Ltd
Project	Seismic strengthening
Total project cost	\$174,900.00
Amount requested	\$74,900.00
Amount eligible for	\$122,100.00
Recommended Grant (ex GST if applicable)	\$35,000.00
	<p>Building Information</p> <ul style="list-style-type: none"> • District Plan Individually Listed Map 16, Symbol 78/2. Contributes to the Cuba Street Heritage Area • This two-storey masonry building has architectural value for its restrained Classical façade which remains largely intact, despite modifications and the addition of a balcony. • This building has historic value for its association with notable Wellington architect William Crichton and with the long-standing retail store Nees Hardware. • This building is part of a significant group of late-Victorian and Edwardian commercial buildings on Cuba Street which contribute positively to the Cuba Street Heritage
The Issue	<p>The 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 the NBS.</p> <p>The building received a grant of \$7500 from the BHIF July 2011 funding round for works to separate part of the façade from adjacent buildings.</p> <p>The building is on Council's list of Unreinforced Masonry Buildings requiring façade and parapet securing under the Hurunui/Kaikoura Earthquakes Recovery (Unreinforced Masonry Buildings) Order.</p>
Review of Proposal	<p>The proposal is to strengthen this building to 67% NBS, part of this work involves securing the Cuba Street façade and parapet. The parapet and façade strengthening component of this project has a cost of \$42,800.00. The building is eligible for Government funding, administered by MBIE, for façade and parapet securing of up to \$25,000.00 so this component of the project has been</p>

	<p>removed from the total amount the building is eligible for under the Built Heritage Incentive Fund to enable the owner to make use of MBIE's fund.</p> <p>The work involves seismically strengthening a building on Councils Earthquake Prone Building List which is a priority of the Fund. A conservation architect is involved in the project. The project is supported from a heritage and building resilience perspective.</p> <p>The proposed work fits with the seismic strengthening component of the BHIF, previous grants for similar works include:</p> <ul style="list-style-type: none"> • \$60,000 seismic strengthening 216 Cuba Street October 2015 round • \$50,000.00 seismic strengthening 108 Cuba Street March 2015 round
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none"> • Acknowledge the heritage values of this individually listed heritage building • Contribute to removing this building from the List of Earthquake Prone Buildings
Additional BHIF condition(s)	<p>Release of funds is subject to:</p> <ul style="list-style-type: none"> • A BHIF sign to be supplied by WCC is affixed prominently to the front of the building or site throughout the duration of the works. • Conservation architect report to be supplied to Council. • Project engineers sign off on completion of seismic strengthening works

Project 6	41 Tarikaka Street
Applicant	Pam Wood
Project	Painting and replacement of rotten weatherboards and guttering
Total project cost	\$14,539.00
Amount requested	\$13,039.00
Amount eligible for	\$14,539.00
Recommended Grant (ex GST if applicable)	\$3000.00

Building Information



ROOF B, PORCH B

- 41 Tarikaka Street contributes to the Tarikaka Street Heritage Area.
- The Tarikaka Street Heritage 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 railway settlement in the lower North Island and an important element in the northern suburban streetscape

The Issue	Some weatherboards and the guttering requires replacement. The cost of replacing the spouting and downpipes with a similar product to the existing galvanised steel is approximately twice as expensive as replacing the spouting and downpipes with Marley plastic, the former is the preferred conservation approach. The house requires painting to maintain weather tightness.
Review of Proposal	Maintaining the building in a watertight condition is critical for its conservation and continued use. Replacing materials with like for like is supported from a heritage perspective. The proposal is consistent with the conservation component of the BHIF previous grants for similar works include: <ul style="list-style-type: none"> • \$3000.00 painting 33 Holloway Road October 2016 round. • \$5000.00 painting 194A Sydney Street West (Rita Angus Cottage) November 2013 round

BHIF Outcome	The grant will: <ul style="list-style-type: none"> • Acknowledge the heritage values of this heritage building and the contribution it makes to the Heritage Area • Acknowledge the additional costs associated with maintaining heritage buildings.
Additional BHIF condition(s)	Release of funds is subject to: <ul style="list-style-type: none"> • The replacement of existing galvanised steel spouting and downpipes with a like for like equivalent. • WCC Heritage Team's onsite approval of works

Project 6	Beere House – 32 Tinakori Road
Applicant	Susan Peacock
Project	Re-roofing
Total project cost	\$81,800.00
Amount requested	\$23,287.95
Amount eligible for	\$81,800.00
Recommended Grant (ex GST if applicable)	\$20,000.00
<div style="display: flex; align-items: flex-start;"> <div style="flex: 1;">  </div> <div style="flex: 2;"> <p style="text-align: center;">Building Information</p> <ul style="list-style-type: none"> • District Plan Individually Listed Map 18 Symbol 306. • This house is an excellent example of J.W. Chapman Taylor’s design work in the Arts and Crafts style. The building successfully demonstrates the architect’s skill with the Arts and Crafts style. This house exhibits many typical detail features associated with the buildings style. • Beere House is of significant townscape value as it is prominent in the streetscape, and adds visual interest to an area otherwise made up of timber villas and workers cottages. • The house is associated with its original owner Oswald Beere, a Wellington lawyer, and its architect, J.W. Chapman Taylor, a prominent Wellington architect whose architecture remained popular despite changing fashions. • Heritage New Zealand Category II </div> </div>	
The Issue	The Marseille tile roof requires replacement as it the end of its functional life. The owner proposes to replace the roof with like for like tiles. The roofing contractor will salvage any reusable tiles to make repairs to other tiled roofs.
Review of Proposal	The project is supported from a heritage perspective. Replacement with like for like is considered best practice. The proposed work fits with the conservation component of the BHIF, previous grants for similar works include: <ul style="list-style-type: none"> • \$10,000.00 Re-roofing the Wellington Rowing Club – 29 Jervois Quay July 2016 round (funded 50% costs) • \$3,000.00 Re-roofing 1 Riddiford Street October 2016 round (funded 20% cost)
BHIF Outcome	The grant will: <ul style="list-style-type: none"> • Acknowledge the heritage values of this heritage building and the contribution it makes to the Heritage Area

Item 2.1 Attachment 1

Item 2.1 Attachment 1

	<ul style="list-style-type: none">Acknowledge the additional costs associated with maintaining heritage buildings.
Additional BHIF condition(s)	Release of funds is subject to: <ul style="list-style-type: none">WCC Heritage Team's onsite approval of works

Project 7	Former Mt Cook Police Barracks - 13 Buckle Street
Applicant	Annette Henry
Project:	Seismic strengthening detailed design
Total project cost	\$69,000.00
Amount requested	\$37,450.00
Amount eligible for funding	\$37,450.00
Recommended Grant ex GST if applicable	\$15,000.00

Building Information



- District Plan Individually Listed Map Reference 16, Symbol Reference 43
- The former Mt Cook Police Station is one of the country's most important historic buildings associated with policing. The former Station is primarily of historical importance due to its associations with the early Police Force in Wellington and New Zealand, the growth of Te Aro and Mount Cook, and the legacy of the former Mt Cook Gaol and brickworks that were sited close by.
- The building is notable for its plain form, and severe character, that is offset by a distinctive decorative scheme. Decorative elements include the distinctive arrow marks made by the prison brick-makers, the nationally-rare use of polychromatic glazed brick, and equally-rare use of a moulded rosette quoin detail.
- The building has significant technical and educational value for its use of high-quality the prison bricks.
- Heritage New Zealand Category 1.

The Issue	<p>The current owners wish to seismically strengthen their building. According to the project's conservation architect the building is considered to be between 40 and 50% NBS.</p> <p>The building received a BHIF grant of \$10,000 for a seismic strengthening feasibility study in the October 2016 round. The detailed design is the next stage in their strengthening project.</p>
Review of Proposal	<p>The building is not on Council's Earthquake Prone Building List however, the project is supported from a heritage and building</p>

		<p>resilience perspective. A conservation architect is engaged in the the project and the detailed design.</p> <p>The proposed work fits with the seismic strengthening component of the BHIF, previous grants for similar works include:</p> <ul style="list-style-type: none"> • \$15,000.00 Seismic strengthening detailed design 40 Ferry Street, Seatoun July 2015 round • \$5,000.00 Seismic strengthening detailed design Inverleith apartments 306 Oriental Parade November 2014 round
BHIF Outcome		<p>The grant will:</p> <ul style="list-style-type: none"> • Acknowledge and protect the heritage values of this heritage building. • Acknowledge the additional costs associated with maintaining a heritage building.
Additional condition(s)	BHIF	<p>Release of funds is subject to:</p> <ul style="list-style-type: none"> • Engineering reports and detailed design to be supplied to Council

Project 8	1 Ranfurly Terrace – Emeny House
Applicant	Deborah De Lorenzo
Project	Listed interior bathroom renovation
Total project cost	\$ 30, 977.50
Amount requested	\$ 10,951.00
Amount eligible for funding	\$ 11,352.50
Recommended Grant ex GST if applicable	\$ 6,500.00

Item 2.1 Attachment 1



Building Information

- District Plan Individually Listed Map 12 Symbol 415
- Emeny House is of architectural value for its Victorian villa styling and the high quality of its interior and exterior. It is a late 19th century artisan class dwelling that is typical of double bay villas built nationwide at the turn of the century. The house is lifted beyond the typical by the elaborate plasterwork, and because of this is an important example of Wellington domestic architecture from the turn of the 20th century.
- There is considerable technical value in the lath and plaster wall and ceiling linings. The latter in particular as it is now rare and its survival in the house in such good condition is testimony to the quality of the craftsmanship.
- 1 Ranfurly Terrace has remained relatively unchanged since the time in which Emeny House was constructed, and it sits in a group of 12 relatively intact Edwardian houses. The wider area also contains a collection of buildings and houses unchanged from the early part of the 20th century.

The Issue	The bathroom of this listed interior is degraded and requires repair and renovation. Along with proposed repair and restoration of the bath, toilet, basin and brackets the proposal includes repair and restoration of the tiled floor and walls. The existing wall tiles on the north, east and south walls are damaged and could not be repaired in a way that would make the room useable as a bathroom. On the advice of a WCC Heritage Advisor the applicant has sought quotes for replacing the wall tiles with new tiles to match. In order to match the original tiles the tiler must cut the tiles to enable
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	<p>the original thin grout lines to be created when they are laid. The \$6500.00 recommended for funding represents the extra cost that replicating the original tiling incurs.</p> <p>The property was awarded a grant of \$15,000 in 2007 to undertake re-piling, plaster repair, electrical work, chimney reinstatement, tile work and painting.</p>
Review of Proposal	The work is proposed is being undertaken in accordance with advice from a Council Heritage Advisor. The proposal is supported from a heritage perspective.
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none"> • Acknowledge and protect the heritage values of this individually listed heritage building interior; • Acknowledge the additional costs associated with maintaining a heritage building.
Additional BHIF condition(s)	<p>Release of funds is subject to:</p> <ul style="list-style-type: none"> • As the grant is in recognition of the additional cost required to cut the tiles to match the original this work must be undertaken to the approval of WCC Heritage Team's onsite approval.

Project 9	54-56 Cuba Street and 58-60 Cuba Street – TG Mccarthy Building
Applicant	The Wanchai Trust
Project	Seismic strengthening
Total project cost	\$ 3,225,611.00
Amount requested	\$300,000.00
Amount eligible for	\$1,818,449.00
Recommended Grant (ex GST if applicable)	\$100,000.00



Building Information

- 58-60 Cuba Street is Individually Listed Map 16 Symbol 75. Both 58-60 and 54-56 Cuba Street contribute to the Cuba Street Heritage Area.
- The TG Mccarthy Trust building at 58-60 Cuba Street was designed by James O’Dea in 1897, with an extra storey added in 1904, the façade of this building remains largely intact with a high level of original detailing, despite modifications such as the removal of the parapet and the addition of a balcony.
- This three storey late Victorian commercial building has architectural value for its carefully proportioned Classical façade.
- This building has historic value for its association with the original owner, T.G. Macarthy, a prominent Wellington businessman and benefactor.
- This building is one of several prominent late Victorian and Edwardian commercial buildings on lower Cuba Street which contribute positively to the Cuba Street Heritage Area.
- 54-56 Cuba Street was also originally built in 1897; it too had a second storey added in 1904.
- This building has group value for the fact that it is an obvious match with its adjacent neighbour at 58-60 Cuba Street.
- This building has historical value for its contribution to commercial life in Te Aro since its construction. Its most significant association was with the Antipodean and Britannia Lodges who jointly owned the building for over 30 years.

The Issue	Both of these buildings were issued notices under section 124 of the Building Act 2004. The notice signifies that the buildings are earthquake
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	<p>prone as its seismic performance, based on engineering advice, falls below 33% of the NBS.</p> <p>These buildings are on Council's list of Unreinforced Masonry Buildings requiring façade and parapet securing under the Hurunui/Kaikoura Earthquakes Recovery (Unreinforced Masonry Buildings) Order.</p>
Review of Proposal	<p>The work involves seismically strengthening two buildings on Councils Earthquake Prone Building List which is a priority of the Fund. The buildings will be strengthened to 100% NBS. The project includes the involvement of a conservation architect.</p> <p>The buildings are included on the Council's list of unreinforced masonry buildings for which parapets and facades must be secured within twelve months. The buildings will be eligible for Government funding, administered by MBIE, for façade and parapet securing of up to \$25,000.00 per building.</p> <p>The cost of the parapet securing is \$20,000.00 and as the applicant will be eligible to receive \$10,000 from the MBIE fund for this component of their project this has been deducted from the amount for which they are eligible under the BHIF to enable the owner to make use of MBIE's fund.</p> <p>The cost of the façade securing is not separately documented in the application however as the recommended allocation of \$100,000 funding represents a contribution of 5% of the project costs for which the applicant is eligible it is not considered that there would be an overlap with the funding available to the applicant if they are able to utilise the MBIE funding of up to a total of \$30,000 for the façades.</p> <p>As there are costs associated with this project for which they are not eligible under the BHIF (ie engineering and architectural fees already incurred) that exceed the amounts required by MBIE to demonstrate costs associated with securing the facades. Officers are satisfied that allocating funds toward the total seismic strengthening will not compromise the applicant's ability to utilise that URM initiative fund.</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"> • \$90,000.00 Seismic strengthening 161 Cuba Street July 2016 round • \$70,000.00 Seismic strengthening T & G Building 28 Grey Street February 2016 round
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none"> • Contribute to removing two earthquake prone buildings from Council's list of Earthquake Prone Buildings • Acknowledge and protect the heritage values of these listed heritage buildings; • Acknowledge the additional costs associated with maintaining

	heritage buildings.
Additional BHIF condition(s)	Release of funds is subject to: <ul style="list-style-type: none"> • Project engineer sign off on the completion of seismic strengthening • A BHIF sign to be supplied by WCC is affixed prominently to the front of the building or site throughout the duration of the works. • Evidence that Heritage New Zealand have been consulted regarding any archaeological requirements under the Heritage New Zealand Pouhere Taonga Act 2014. • Conservation architect report to be supplied to Council.

Item 2.1 Attachment 1

Project 11	The Wedge - 20 Glenbervie Terrace, Thorndon
Applicant	Chris and Margaret Cochran
Project	Structural upgrade
Total project cost	\$151,088.22
Amount requested	\$25,763.00
Amount eligible for funding	\$51,529.22
Recommended Grant ex GST if applicable	\$15,000.00



Building Information

- District Plan Individually Listed Building; Map 18, Symbol 133
- The Wedge is a unique, attractive, home built on very difficult topography.
- Designed by architect James Bennie, the Wedge is a prominent building in Thorndon, and it makes a valuable contribution to the Thorndon townscape.
- Heritage New Zealand List Category I

The Issue	<p>The owners of the Wedge wish to improve the resilience of the building's earthquake loading. The structural upgrade is part of a larger project to upgrade the building's infrastructure and secure the longevity of the dwelling. The work is being undertaken in accordance with a conservation strategy.</p> <p>The Wedge was granted \$3020 for developing the design of the structural upgrade in the October 2016 round. This is the final component of the project.</p>
Review of Proposal	<p>This building is outside of the scope of WCC's Earthquake Prone Buildings Policy as such it has not been assessed by Council or listed on the Earthquake Prone Buildings list.</p> <p>The project is supported from a heritage and building resilience perspective. The proposed work fits with the seismic strengthening component of the</p>

	<p>BHIF, previous grants for similar works include:</p> <ul style="list-style-type: none"> • \$10,000.00 seismic strengthening 22 Burnell Avenue, Thorndon July 2016 round • \$23,500.00 Seismic strengthening 40 Ferry Street, Seatoun February 2016 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 building. • Acknowledge the additional costs associated maintaining a heritage building.
<p>Additional BHIF condition(s)</p>	<p>Release of funds is subject to:</p> <ul style="list-style-type: none"> • Project engineers sign off that the structural upgrade has been completed.

Built Heritage Incentive Fund

Eligibility Criteria

Criteria 1 to 5 must be met* or the application will not be accepted. If any of criteria 6 to 8 are not met, we may not accept the application, or alternatively any funding allocation will be conditional on meeting these criteria.

* For the purposes of retrospective applications made as a result of the November 14 2016 earthquake and resulting aftershocks, Criteria 5, 7 and 8 and Assessment Guideline 3 will be considered on a case by case basis.

The eligibility criteria are:

1. The application relates to a heritage-listed building or object, or a building identified as contributing to a listed heritage area. See the Wellington City District Plan [heritage listed areas, buildings and objects](#).
2. The applicant is the owner or part-owner of the heritage building or object. This includes a private owners, body corporates, charitable trusts or church organisations. If an application is from a body corporate or a trust, we need evidence that all relevant members approve of the project. The Crown, Crown entities, district health boards, community boards, Council-controlled organisations and Council business units are not eligible.
3. The planned work aims to physically improve the building's structural integrity, public access, safety or historic aesthetic.
4. The works applied for have not started prior to the Council Committee decision on the application. Exceptions will be made for stabilization and repair work, and engineering assessments required as a result of the Kaikoura Earthquake 14 November 2016 where that work was undertaken between the period 14 November 2016 to 5 April 2017.
5. The application includes at least one recent (within three months from fund round closing date) quote or estimate from a registered builder or recognised professional and relates directly to the work applied for. For quotes or estimates relating to a larger project, or including work not relating to heritage conservation work, the quote must identify the heritage component cost. If the invoiced amounts are significantly different from the original estimated costs or relate to work that was not applied for, the Council will revise your payment accordingly.
6. The application demonstrates the work will conserve and enhance the building or object's heritage significance. If your project is likely to impact

heritage elements of the building, we need you to work with a recognised conservation architect to ensure the works maintain and enhance the building or object's heritage significance. See assessment guideline 1 for further information on this.

7. The application includes evidence that the owner of the property can meet the full project costs. Typically this evidence will be in the form of financial documents such as audited accounts or bank statements.

8. The application does not relate to a building, object, or part of a building or object that has an unclaimed or not yet finalised funding agreement under the Built Heritage Incentive Fund.

Assessment Guideline**How we assess applications**

Here are our primary assessment principles so you can make the best application you can. We strongly encourage you to contact Council's heritage team on 4994444 or heritage@wcc.govt.nz to get advice about how best to approach your project or application.

1. Our three primary assessment guidelines are: The project maintains and enhances the building or object's heritage significance. To achieve this, you will need to work with a recognised conservation architect. The Council will determine which category the work fits in.

Here is how the conservation architect requirement works:

- If the work is for the design phase of a seismic strengthening project, or for invasive testing as part of a detailed seismic investigation, the funding application can include quotes or estimates for advice from a recognised conservation architect once the project begins.
 - If the project is for construction works (including seismic works), conservation or large scale restoration works, you must send us advice from a recognised conservation architect as part of your application.
 - If the project is for a detailed seismic investigation that requires no invasive testing, or for a small repair, maintenance or restoration project, or for another project that avoids any effects on the heritage elements of the building, advice from a recognised conservation architect will not be required.
2. The project aims to remedy a seismic risk to the public and maintain the building's heritage significance and/ or its contribution to the heritage area. This includes:
 - Buildings on the [WCC Earthquake-prone building list](#)
 - The building has high-risk features that pose a threat to the public. These are architectural features, such as chimneys, veneers, gables, canopies, verandahs, pediments, parapets and other exterior ornamentation, water tanks, tower-like appendages, fire escapes, lift wells, facades, plaster, and other heavy renders that a seismic engineer identifies as posing a risk to the public.
 3. Evidence that the projected costs are as accurate as possible and Council has a high degree of confidence the building owner is willing to, and financially capable of proceeding with the project. See eligibility criterion 4 above.

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4. For the purposes of retrospective applications accepted under Eligibility Criteria 4, Assessment Guidelines 5 – 8 will be used.
 5. The applicant must provide evidence, such as an engineering report or statement, that the work undertaken was required as a result of the November 14 2016 earthquake and/or resulting aftershocks.
 6. A documentary record of any work required to stabilize and repair damaged buildings must be provided. Applicants should demonstrate methods employed to conserve the heritage values associated with a building for example: work was undertaken in accordance with a conservation plan or advice was sought from a conservation professional
 7. Where funding is sought for engineering assessments and reports those documents should be supplied as part of the application.
 8. Invoices for all work to stabilize, repair and employ engineers must be provided as part of the application as well as evidence that the invoices have been paid.
 9. Funds cannot be sought work that is covered by insurance.

How we allocate funding

For all applications, when allocating funding we consider:

- The risk of the heritage value diminishing if funding is not granted
- Confidence in the quality of the proposed work
- The project is visible and/or accessible to the public
- The project will provide a benefit to the community
- The value of the funding request
- The value of the funding request when considered against the total project cost
- Parity with similar projects in previous rounds
- Equitable distribution in the current round
- The amount of funding available for allocation.

There are additional allocation guidelines for conservation and seismic applications.

Conservation applications

When deciding allocations for conservation, restoration, repair or maintenance works, we use the above guidelines and also consider:

- The heritage significance of the building³ and the degree to which this significance will be enhance or negatively impacted by the works
- If the building is on the [Heritage New Zealand list](#)

Seismic strengthening applications

When deciding allocations for projects aiming to remedy seismic risk, we consider the above guidelines and:

- The heritage significance of the building⁴ and how the works will benefit or negatively impact its heritage significance.
- If the building is on the [Heritage New Zealand list](#).
- If the building is on the [WCC Earthquake-prone building list](#).
- The expiry date of a s124 Notice under the Building Act 2004.
- The building being in one of the following focus heritage areas⁵: Cuba Street, Courtenay Place or Newtown shopping centre heritage area.

³ The Council has assessed all heritage buildings and a heritage inventory report is available from the Heritage Team.

⁴ The Council has assessed all heritage buildings and a heritage inventory report is available from the Heritage Team.

⁵ This focus is based on high numbers of earthquake-prone buildings in one heritage area as well as the levels of traffic that occur in these areas.

- Joint strengthening applications – a project that strengthens more than one attached building.
- The building's 'Importance Level' (IL) as defined by Australian and New Zealand Structural Design Standard AS/NZS1170.0 or any revision of this standard.
- The location of the building to a 'strategic route' as defined by all roads marked in colour on [District Plan Maps 33 & 34](#).

If you are allocated a grant

Once you have been allocated a grant by the Council Committee you have 18-months to complete works and submit an 'accountability' application in the online funding portal in order to get paid out.

Attach all invoices, reports and other information relating to the project. The submission must include funding agreement conditions, such as a site visit by WCC heritage advisor. If the invoiced amounts are significantly different from the original estimated costs or relate to work that was not applied for, the Council will revise your payment accordingly. The Council will pay the grant into your bank account once all information is received. We prefer to pay full and final payments, however we may agree on a part payment if a project has stalled for an acceptable reason.





