

**ORDINARY MEETING**

**OF**

**GRANTS SUBCOMMITTEE**

**AGENDA**

**Time:** 9:30 am  
**Date:** Wednesday, 18 March 2020  
**Venue:** Ngake (16.09)  
Level 16, Tahiwī  
113 The Terrace  
Wellington

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**MEMBERSHIP**

Mayor Foster  
Councillor Day  
Councillor Fitzsimons (Chair)  
Councillor Foon  
Councillor Matthews (Deputy Chair)  
Councillor Pannett  
Councillor Paul

**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 04-803-8334, emailing [public.participation@wcc.govt.nz](mailto:public.participation@wcc.govt.nz) or writing to Democracy Services, Wellington City Council, PO Box 2199, Wellington, giving your name, phone number, and the issue you would like to talk about. All Council and committee meetings are livestreamed on our YouTube page. This includes any public participation at the meeting.*

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## **AREA OF FOCUS**

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

To read the full delegations of this Subcommittee, please visit [wellington.govt.nz/meetings](https://wellington.govt.nz/meetings).

**Quorum:** 3 members

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## 1. Meeting Conduct

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### 1.1 Karakia

The Chairperson will open the meeting with a karakia.

|                                      |  |
|--------------------------------------|--|
| <b>Whakataka te hau ki te uru,</b>   | Cease oh winds of the west               |
| <b>Whakataka te hau ki te tonga.</b> | and of the south                         |
| <b>Kia mākinakina ki uta,</b>        | Let the bracing breezes flow,            |
| <b>Kia mātaratara ki tai.</b>        | over the land and the sea.               |
| <b>E hī ake ana te atākura.</b>      | Let the red-tipped dawn come             |
| <b>He tio, he huka, he hauhū.</b>    | with a sharpened edge, a touch of frost, |
| <b>Tihei Mauri Ora!</b>              | a promise of a glorious day              |

At the appropriate time, the following karakia will be read to close the meeting.

|   |                                       |
|---|---------------------------------------|
| <b>Unuhia, unuhia, unuhia ki te uru tapu nui</b>  | Draw on, draw on                      |
| <b>Kia wātea, kia māmā, te ngākau, te tinana,</b> | Draw on the supreme sacredness        |
| <b>te wairua</b>                                  | To clear, to free the heart, the body |
| <b>I te ara takatū</b>                            | and the spirit of mankind             |
| <b>Koia rā e Rongo, whakairia ake ki runga</b>    | Oh Rongo, above (symbol of peace)     |
| <b>Kia wātea, kia wātea</b>                       | Let this all be done in unity         |
| <b>Āe rā, kua wātea!</b>                          |                                       |

### 1.2 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.

### 1.3 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.

### 1.4 Confirmation of Minutes

The minutes of the meeting held on 5 December 2019 will be put to the Grants Subcommittee for confirmation.

### 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.***

The Chairperson shall state to the meeting:

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.

The item may be allowed onto the agenda by resolution of the Grants Subcommittee.

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

The Chairperson shall state to the meeting that the item will be discussed, but 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.

## **1.6 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.

Requests for public participation can be sent by email to [public.participation@wcc.govt.nz](mailto:public.participation@wcc.govt.nz), by post to Democracy Services, Wellington City Council, PO Box 2199, Wellington, or by phone at 04 803 8334, giving the requester's name, phone number and the issue to be raised.

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## **2. General Business**

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### **BUILT HERITAGE INCENTIVE FUND ROUND 1 OF 1 2019/2020 FINANCIAL YEAR**

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#### **Purpose**

1. This report asks the Grants Subcommittee to approve the allocation of grants, recommended by officers, for the only round of the Built Heritage Incentive Fund (BHIF) for the 2019/20 financial year.

#### **Summary**

2. The purpose of the BHIF is to assist owners of heritage buildings to undertake conservation and seismic strengthening works.
3. In September 2019 the purpose was amended at the Councillors' request to direct funding towards projects where successful conservation and strengthening outcomes would be unlikely without assistance. The criteria were reviewed to align with this purpose.
4. This is the only round of the BHIF for the 2019/20 financial year and the first round under the revised purpose and criteria.
5. Sixteen applications were received seeking funding of \$2,067,843. A total of \$490,000 is available for allocation.
6. This represents an over-subscription of 235%. The original information provided through the online applications has been made available to Councillors through the Hub dashboard.
7. The recommendation is that a total of \$490,000 is allocated to 13 applications in this round. Allocations are based on the funding criteria, equitability and comparison of like requests from previous years' BHIF rounds.
8. A summary of each application is outlined in Attachment One. This includes project description, outcomes for the heritage building, and commentary relating to reviews of the proposal by officers as well as previous allocations for similar projects.
9. Officers are satisfied that there are no conflicts of interest related to the applications recommended for grants.
10. It is recommended that two projects are funded above \$100,000: strengthening of the Wesley Methodist Church (\$160,000), and the combined strengthening of five heritage buildings at 45-55 Courtenay Place (\$150,000). These recommendations necessitate a decision by the Strategy and Policy Committee as per the current delegations for this triennium.

## Recommendation/s

That the Grants Subcommittee:

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

| Project #   | Project                             | Total Project Cost | Amount Requested | Amount eligible for funding | Amount Recommended<br>ex GST if applicable |
|---|-------------------------------------|--------------------|------------------|-----------------------------|--|
| <b>Seismic (85% of available funding = \$416,500)</b>     |                                     |                    |                  |                             |  |
| 1   | 43 Kent Terrace                     | \$947,223          | \$897,223        | \$897,223                   | Decline                                    |
| 2   | 141 Riddiford Street/1 Green Street | \$14,000           | \$14,000         | \$14,000                    | \$14,000                                   |
| 3   | 15-19 Tory Street                   | \$1,355,893        | \$150,000        | \$1,355,893                 | \$40,000                                   |
| 4   | 131 Manners Street                  | \$19,964           | \$19,000         | \$19,964                    | \$19,000                                   |
| 7   | 139A The Parade                     | \$9,660            | \$9,660          | \$9,660                     | \$9,500                                    |
| 8   | 41 Courtenay Place                  | \$4,000            | \$4,000          | \$4,000                     | \$4,000                                    |
| 9   | 33 Aro Street                       | \$50,908           | \$50,908         | \$50,908                    | Decline                                    |
| 10  | 306 Tinakori Road                   | \$22,445           | \$20,000         | \$22,445                    | \$20,000                                   |
| <b>Conservation (15% of available funding = \$73,500)</b> |                                     |                    |                  |                             |  |
| 11  | 170 Willis Street                   | \$115,000          | \$115,000        | \$115,000                   | Decline                                    |
| 12  | Taranaki Wharf (Rowing Club)        | \$138,000          | \$90,000         | \$138,000                   | \$28,800                                   |
| 13  | 15 Salisbury Garden Court           | \$45,274           | \$16,000         | \$45,274                    | \$8,000                                    |
| 14  | 28 Waterloo Quay (Shed 21)          | \$44,470           | \$26,682         | \$44,470                    | \$10,000                                   |
| 15  | 61 Majoribanks Street               | \$28,670           | \$28,670         | \$28,670                    | \$10,000                                   |
| 16  | 224-230 Tinakori Road               | \$20,700           | \$16,700         | \$20,700                    | \$16,700                                   |

3. Recommend to the Strategy and Policy Committee two grants for seismic strengthening work as follows:

| Project # | Project               | Total Project Cost              | Amount Requested | Amount eligible for funding | Amount Recommended<br>ex GST if applicable |
|-----------|-----------------------|---------------------------------|------------------|-----------------------------|--|
| 5         | 45-55 Courtenay Place | \$749,779<br>(\$5m total costs) | \$260,000        | \$749,779                   | \$150,000                                  |
| 6         | 75 Taranaki Street    | \$4,092,526                     | \$350,000        | \$4,092,526                 | \$160,000                                  |

## Background

### Funding

11. A total of \$490,000 is available for allocation in the BHIF for the only round of the 2019/20 financial year. This amount consists of \$450,000 allocated to the BHIF per annum, \$25,000 returned to the BHIF from a cancelled project in the last round, and \$15,000 allocated from unspent funds in the resource consent fee reimbursement fund for the 2019/20 financial year.
12. The BHIF is a key initiative of the Wellington Heritage Policy. The policy states 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 building.
13. During the 2012/22 Long Term Plan deliberations it was agreed that the BHIF will focus on "*remedying earthquake prone related features or securing conservation plans/initial reports from engineers*". Funding has been prioritised accordingly, with 85% of the allocation for seismic strengthening projects, and 15% going towards heritage conservation projects annually.
14. This is the first round under the updated eligibility criteria confirmed by Council in September 2019. The objective of the BHIF is to "*direct funding towards owners of heritage buildings where successful heritage conservation and seismic strengthening outcomes would be unlikely without assistance*".

### Funding Criteria

15. The major change in the BHIF following the review in September 2019 is the inclusion of a new criteria (criteria 5) to achieve the objective of the BHIF:

*Funding will be directed towards buildings where successful heritage and seismic strengthening outcomes will be unlikely without assistance. As such:*

- *grants will be directed towards buildings that are owned by individuals, body corporates, community groups or small to medium sized companies,*
- *applications from limited companies must identify if they are affiliated with larger commercial entities,*
- *all applicants must demonstrate that they do not have excess unallocated reserve funds.*

16. The requirements for including input from a conservation architect were also clarified during the September 2019 review. The existing criteria (criteria 6) requiring applicants to demonstrate that the work will conserve and/or enhance the building's heritage significance was amended to determine when the input from a conservation architect is required and when this is optional:

*The application must demonstrate that the work will conserve and/or enhance the building's heritage significance. As such, input from a recognised conservation architect is:*

- *required for all work that impacts the building's heritage elements (such as large-scale restoration works and invasive testing and construction works for seismic strengthening).*
  - *optional for all other work (such as repair and maintenance, small-scale restoration and detailed seismic design or non-invasive seismic investigations).*
17. All other criteria have remained unchanged. These include: works which are applied for must not have started prior to the Committee's decision date (criteria 4), the application must not relate to a building with incomplete allocations from a previous BHIF grant (criteria 8), and the applicants must demonstrate that they can meet the full project costs (criteria 7). The complete list of criteria and associated assessment guidelines and priorities are provided in Attachment Two.
18. All applications are assessed against the following:
- the heritage value of the building, including whether this is on the Wellington City District Plan Heritage List and the Heritage New Zealand list
  - the risk of the heritage value diminishing if funding is not granted
  - confidence in the quality of the proposed work
  - confidence that the project costs are as accurate as possible and the building owner is willing to, and financially capable of, proceeding with the project
  - whether the building owner has sufficient resources, or has access to funding through company affiliations, and could proceed with the project without additional financial assistance
  - whether the project has received funds from other public grants
  - whether the project is visible and/or accessible to the public
  - if the project will provide a benefit to the community.
19. Priorities have also been determined for the BHIF.
- For **conservation projects**, we prioritise the completion or updating of conservation plans.
- For **seismic strengthening projects** we prioritise:
- buildings on the MBIE's Earthquake-prone building list
  - buildings approaching the expiry date of their s124 Notice under the Building Act 2004
  - projects which strengthen more than one attached building
  - buildings which have not as yet commenced assessment or detailed design works.
20. When recommending funding allocations we considered:
- 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.
21. To ensure funds are used appropriately, conditions may be suggested in certain circumstances should funding be approved.

### **State of Earthquake Prone heritage buildings (as at February 2020)**

22. Out of the total number of 568 EQP buildings within Wellington, 145 are heritage buildings. This includes individually listed buildings and those contributing to heritage areas. A total of 15 heritage buildings have come off the earthquake prone list since February 2019 (the previous BHIF round).
23. To date, Council has contributed \$3,094,857 of the BHIF to 64 EQP heritage buildings (in prior BHIF rounds).
24. Between October 2014 and February 2020 a total of 65 EQP heritage buildings were removed from the Earthquake Prone Building List, 27 of these received BHIF funding amounting to \$1,907,440.
25. **We have information for 83 of the EQP heritage buildings.** Based on our current knowledge:
- 7 are undertaking seismic assessment;
  - 18 are in the concept planning phase;
  - 18 are undertaking detailed seismic design;
  - 32 are completing strengthening works.
  - and 8 have completed strengthening and are waiting on the issuing of a Code of Compliance Certificate (CCC).
26. **We do not have information for the remaining 62 heritage buildings.** It is likely that these have not commenced any seismic strengthening related work. Of these:
- 11 are ineligible to receive BHIF funding, as they are either owned by public institutions (Government, Council) or they are non-contributor buildings within heritage areas.
  - 51 buildings are eligible to receive funding as they are individually listed or are contributors in heritage areas. They are in the ownership of individuals, organisations, charitable trusts, corporations and body corporates.

### **Discussion**

27. To promote the BHIF for EQP heritage buildings, letters were sent to owners at the end of October 2019 informing them of this round. On the 16<sup>th</sup> January 2020 a media release was issued informing all potential applicants of the BHIF of the pending closing date on the 5<sup>th</sup> February 2020.
28. Enquiries from over 30 building owners were received by the heritage team after the BHIF round opened. Face-to-face meetings were held with nine potential applicants.
29. It is recommended that 13 applications receive allocations from the available \$490,000 of BHIF funding. The applications recommended for funding have provided the necessary information and meet the eligibility and assessment criteria.
30. The officer panel (consisting of heritage, funding and resilience officers) have assessed the 16 eligible applications against the eligibility and assessment criteria and the priorities of the BHIF. Assessment summaries are included in Attachment One and the criteria of the BHIF in Attachment Two.

31. It is recommended that three funding request are declined as they do not meet the eligibility criteria or insufficient information was provided with the application for assessment. These are: 43 Kent Terrace (Ganesh Superannuation Fund Limited), 33 Aro Street (School of Philosophy Incorporated) and 170 Willis Street (St John's in the City). Information on the reasons for recommending to decline these applications are provided in the Assessment summaries in Attachment One.
32. Not all successful applications were recommended grants of the total amount requested. When assessed against the eligibility and assessment criteria and the priorities of the BHIF (as outlined in paragraphs 16 to 18 above), allocations are considered to be equitable across those received in this round, equivalent grants in previous rounds, and within the funding levels available. 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 be completed.
33. In light of the new financial criteria (criteria 5), any company affiliations and the financial position of each applicant were assessed to determine whether the applicant has (or has access to) unallocated reserve funds. In the case of limited companies with affiliations to other companies, the financial position of all companies was assessed. Where applicants had financial reserves, consideration was given whether these reserves were required for ongoing maintenance or operating costs as well as future financial commitments, such as the strengthening of the building (if applying for a DSA or detailed design) or other buildings on the property. The alignment of each application against the financial criteria is provided in the Assessment summaries in Attachment One.
34. It is recommended that two projects are funded above \$100,000: strengthening of the Wesley Methodist Church (\$160,000), and the combined strengthening of five heritage buildings at 45-55 Courtenay Place (\$150,000). These recommendations necessitate a decision by the Strategy and Policy Committee as per the current delegations for this triennium.

## Options

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

## Next Actions

36. Successful applicants have 18 months from the decision date 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 14
- Attachment 2. Attachment Two - BHIF Criteria [↓](#)  Page 43

|            |   |
|------------|---|
| Author     | Eva Forster-Garbutt, Senior Heritage Advisor  |
| Authoriser | Moana Mackey, Acting Chief City Planner<br>Mark Lindsay, Heritage Manager<br>Vida Christeller, Manager City Design & Place Planning |

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## **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 2019/20 Annual Plan, the return of unspent allocations to the BHIF and a contribution of unspent funds from the resource consent fee reimbursement fund.

### **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 2019/20 Round 1 of 1****Seismic Strengthening**

Total number of projects = 10

Funding available = \$416,500

|  |   |
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| <b>Project 1</b>   | <b>43 Kent Terrace (Elliott House)</b>  |
| <b>Applicant</b>   | Ganesh Superannuation Fund Limited  |
| <b>Project:</b>  | Earthquake Strengthening  |
| <b>Total project cost</b>  | \$947,223   |
| <b>Amount requested</b>  | \$897,223   |
| <b>Amount eligible for funding</b>   | \$947,223   |
| <b>Recommended Grant<br/>ex GST if applicable</b>  | Decline   |
| <b>Previous Grants</b>   | No approved grants. Two previous grants either declined (October 2016) or considered ineligible (April 2018) due to lack of information and documents submitted.  |
|   |   |
| <p><b>Building Information:</b></p> <ul style="list-style-type: none"> <li>• Individually listed building (WCC Item 16/173), Heritage NZ Category 1.</li> <li>• Constructed in 1913 by William Gray Young Architects for Sir James Elliott (distinguished medical practitioner).</li> <li>• Skilfully designed neo-Georgian style building.</li> <li>• One of a few remaining domestic style heritage buildings along Kent Terrace.</li> </ul> |   |
| <b>The Issue</b>   | The building is earthquake prone, with the notice expiring in April 2027. This application is for strengthening the building to 100%NBS, the existing chimneys and repointing the exterior brickwork.   |
| <b>Review of Proposal</b>  | Insufficient documentation has been provided with the application to assess this (no evidence of financial position, outdated fee proposals and out-of-date plans). The applicant has been reminded numerous times of the need to provide this information.   |
| <b>Recommendation</b>  | Whilst the strengthening of the building in a manner that maintains or enhances heritage values would be a positive outcome, insufficient documentation has been provided with this proposal to assess this against the eligibility and assessment criteria. The applicant has also not obtained retrospective building and resource consents for works carried out in 2016. As such, it is recommended to decline the application. |

*This report is officer advice only. Refer to minutes of the meeting for decision.*

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| <b>Project 2</b>                                 | <b>141 Riddiford Street / 1 Green Street</b> |
| <b>Applicant</b>                                 | Duncan McLean                                |
| <b>Project:</b>                                  | Seismic Strengthening (Detailed Design)      |
| <b>Total project cost</b>                        | \$14,000                                     |
| <b>Amount requested</b>                          | \$14,000                                     |
| <b>Amount eligible for funding</b>               | \$14,000                                     |
| <b>Recommended Grant</b><br>ex GST if applicable | \$14,000                                     |
| <b>Previous Grants</b>                           | None   |



**Building Information:**

- Contributor to the Newtown Shopping Centre Heritage Area
- Constructed in 1898 as two-storey shop and residence.
- Good representative example of a Victorian shop and residence

|  |  |
|--|--|
| <b>The Issue</b>                       | The building is earthquake prone, with the notice expiring in May 2025. The owner has completed a DSA and is now seeking funding to undertake a detailed design for strengthening.   |
| <b>Financial position (Criteria 5)</b> | The applicant owns a small business, with no affiliated larger commercial entities, and no known excess unallocated funds. Financial reserves will be required for the strengthening of the building.  |
| <b>Review of Proposal</b>              | This application is for the structural engineering solution that will bring the building up to 67%NBS. A conservation architect (Russell Murray) will be involved in the development of the detailed design together with the engineer (COLLAB engineers).   |
| <b>Recommendation</b>                  | The proposed work fits with the seismic strengthening component of the BHIF and to prioritise buildings in the initial stages of strengthening works. It is recommended that \$14,000 should be allocated to this project. Previous grants for similar works include: <ul style="list-style-type: none"> <li>• \$15,000 Mount Cook Police Barracks, 13 Buckle Street design of earthquake solution and geotechnical analysis April 2017.</li> <li>• \$16,000 121 The Parade (Island Bay) for detailed design and heritage impact statement.</li> </ul> |
| <b>BHIF Outcome</b>                    | The grant will achieve the following overall BHIF outcomes: <ul style="list-style-type: none"> <li>• Acknowledge the heritage values of this contributor building to the Newtown Shopping Centre Heritage Area.</li> </ul>   |

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|  | <ul style="list-style-type: none"> <li>• Acknowledge the additional costs associated with strengthening a heritage building.</li> <li>• Contribute to removing this building from the Earthquake Prone Buildings list.</li> <li>• Provides funding where successful heritage and seismic outcomes would be unlikely without Council assistance.</li> </ul>   |
| <b>Suggested changes to the proposal</b> | None   |
| <b>Additional BHIF condition(s)</b>      | <p>Release of funds is subject to:</p> <ul style="list-style-type: none"> <li>• Submission of detailed design to Council (including any drawings, calculations, design features report, structural specifications).</li> <li>• Submission of PS1 (Producer Statement Design).</li> <li>• Brief report from conservation architect detailing the involvement in the design process and a review of the proposal.</li> </ul> |

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| <b>Project 3</b>                              | <b>15-19 Tory Street (former Perth Chambers / Mountain Safety House)</b>              |
| <b>Applicant</b>                              | Gilmer Towers Ltd   |
| <b>Project:</b>                               | Structural Strengthening of Mountain Safety House                                     |
| <b>Total project cost</b>                     | \$1,355,892.83  |
| <b>Amount requested</b>                       | \$150,000.00  |
| <b>Amount eligible for funding</b>            | \$1,355,892.83  |
| <b>Recommended Grant ex GST if applicable</b> | \$40,000 (parapet works only)   |
| <b>Previous Grants</b>                        | <i>August 2012</i> - \$10,000 for engineering feasibility analysis and concept design |



**Building Information:**

- Individually listed building (WCC Item 16/314/4) located within the Courtenay Place Heritage Area.
- Constructed in 1925 in the Chicago architectural style.
- Historical value through association with the Jones Estate (legacy of Thomas Jones, a partner in the building firm Palliser & Jones).
- The building has retained a significant amount of its exterior fabric and therefore it has authenticity.

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| <b>The Issue</b>                       | The building is earthquake prone, with the notice expiring in July 2027. The works applied for are for seismic strengthening only. Other works associated with further developments on this site (additional stories on top) and potential modifications to the side elevations of the building (insertion of window openings, which have not received resource consent as yet) are not covered by this funding application. The strengthening proposal will largely involve interior works and will result in the removal of the interior light wells, and the installation of an EBF (eccentrically braced framing). |
| <b>Financial position (Criteria 5)</b> | The applicant is affiliated with another company and has some financial reserves.  |
| <b>Review of Proposal</b>              | The proposed works will remove the building from the earthquake prone list. However, the use of EBF is not ideal as this will not inhibit movement of the building during a seismic event, which may result in damage to the façade in the event of an earthquake. The strengthening of the parapet involves steel framing constructed behind the parapet, which will not be visible from Tory Street. Whilst the architects have experience working on heritage buildings, there is   |

|  |   |
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|  | no independent conservation architect involved with this project.   |
| <b>Recommendation</b>                    | <p>Whilst the works fit with the seismic strengthening component of the BHIF, there are some aspects of the proposed works that may not achieve the best heritage conservation outcome (use of EBF, infilling of internal light wells). No independent conservation architect is involved. It is recommended that \$40,000 should be allocated to this project to cover the strengthening of the parapet only [cost \$54,916]. Previous grants for similar works include:</p> <ul style="list-style-type: none"> <li>• \$15,000 Arco House (45-47 Cuba Street) for strengthening the parapet, DSA and exterior painting.</li> </ul> |
| <b>BHIF Outcome</b>                      | <p>The grant will achieve the following overall BHIF outcomes:</p> <ul style="list-style-type: none"> <li>• Acknowledge the heritage values of this building.</li> <li>• Acknowledges the additional costs associated with strengthening a heritage building.</li> <li>• Contribute to removing this building from the Earthquake Prone Buildings list</li> </ul>   |
| <b>Suggested changes to the proposal</b> | Amend outcomes to reflect the parapet works only.   |
| <b>Additional BHIF condition(s)</b>      | <p>Release of funds is subject to:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Code of Compliance Certificate is issued by WCC for seismic strengthening.</li> </ul>  |

|   |  |
|---|--|
| <b>Project 4</b>  | <b>131 Manners Street (Edwards Building)</b>   |
| <b>Applicant</b>  | 131 Manners Street Body Corporate  |
| <b>Project:</b>   | Detailed Seismic Assessment of Edward Building   |
| <b>Total project cost</b>   | \$19,964   |
| <b>Amount requested</b>   | \$19,000   |
| <b>Amount eligible for funding</b>  | \$19,694   |
| <b>Recommended Grant</b><br>ex GST if applicable  | \$19,000   |
| <b>Previous Grants</b>  | None   |
| <div style="display: flex; align-items: flex-start;"> <div style="flex: 1;">  </div> <div style="flex: 2; padding-left: 20px;"> <p><b>Building Information:</b></p> <ul style="list-style-type: none"> <li>• Individually listed building (WCC Item 16/314/4).</li> <li>• Constructed in 1907/8 by architects Crichton and McKay for Henry Edwards who operated a boot manufacturing business.</li> <li>• The building represents a rare example of a purpose built Edwardian manufacturing/retail premise.</li> <li>• The relatively unaltered façade and parapet maintain the townscape value of Manners Street.</li> </ul> </div> </div> |  |
| <b>The Issue</b>  | The building is earthquake prone with a notice expiring in May 2027. This application is for the completion of a detailed seismic assessment (DSA) to assess the seismic capacities of existing building prior to developing a detailed design.  |
| <b>Financial position (Criteria 5)</b>  | The applicant is a body corporate with no affiliated larger commercial entities and no known excess unallocated funds. Financial reserves will be required for the strengthening of the building.  |
| <b>Review of Proposal</b>   | A DSA completed as per industry best practice provides a solid foundation from which a strengthening design can be developed. The fee estimate and scope for the DSA is suitable for a building of this type and size.   |
| <b>Recommendation</b>   | The proposed work fits with the seismic strengthening component of the BHIF and to prioritise buildings in the initial stages of strengthening works. It is recommended that \$19,000 should be allocated to this project. Previous grants for similar works include: <ul style="list-style-type: none"> <li>• \$10,000 Jaycee Building (99-101 Willis Street) for DSA</li> <li>• \$30,000 Wharf Offices (1 Queens Wharf) for geotechnical and structural assessment.</li> </ul> |

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| <b>BHIF Outcome</b>                      | <p>The grant will achieve the following overall BHIF outcomes:</p> <ul style="list-style-type: none"> <li>• Acknowledge the heritage values of this building.</li> <li>• Acknowledge the additional costs associated with strengthening a heritage building.</li> <li>• Contributes to removing this building from the Earthquake Prone Buildings list.</li> <li>• Provides funding where successful heritage and seismic outcomes would be unlikely without Council assistance.</li> </ul> |
| <b>Suggested changes to the proposal</b> | None  |
| <b>Additional BHIF condition(s)</b>      | <p>Release of funds is subject to:</p> <ul style="list-style-type: none"> <li>• Submission of completed DSA to Council. The DSA must demonstrate that the appropriate engineering standards have been utilised for the assessment.</li> </ul>   |

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| <b>Project 5</b>   | <b>45 – 55 Courtenay Place</b>  |
| <b>Applicant</b>   | Tory Holdings Limited   |
| <b>Project:</b>  | Courtenay Place Heritage Area - Seismic Upgrade (5 buildings)   |
| <b>Total project cost</b>  | \$5,537,729   |
| <b>Amount requested</b>  | \$260,000   |
| <b>Amount eligible for funding</b>   | \$749,779 (works applied for)   |
| <b>Recommended Grant ex GST if applicable</b>  | \$150,000   |
| <b>Previous Grants</b>   | None for any of the buildings.  |
| <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  <p>Figure 1. Hooson's Building</p>  <p>Figure 2. Athenic, National Bank &amp; Hooson's building.</p> </div> <div style="width: 50%;"> <p><b>Building Information:</b></p> <ul style="list-style-type: none"> <li>All five buildings are within the Courtenay Place Heritage Area. Three of the buildings are individually listed by Council (Hooson's Building #63/9, National Bank #63/8, Athenic Building # 63/7). The Hooson's Building is also listed by Heritage NZ, Category I.</li> <li><b>Hooson's:</b> Good representative example of 1920s Stripped Classical style architecture and is notable for its elegant Classical proportions and ornamentation.</li> <li><b>National Bank:</b> This building was designed by C.H. Mitchell of Atkins &amp; Mitchell and is one of a number of impressive buildings he designed in the 1920s and 30s.</li> <li><b>Athenic:</b> Built in 1922, this building is a rare and distinctive design, being an example of the transition between Classical and Art Deco architectural styles.</li> </ul> </div> </div> |   |
| <b>The Issue</b>   | <p>Four of the buildings have EPB notices expiring in April 2025. Works on strengthening the buildings have commenced, but the works applied for will start after March 2020. Once completed, the buildings will achieve 85%NBS. The application is for the following:</p> <ul style="list-style-type: none"> <li>Building two large shear walls on either side of the Old Bank Building's hall.</li> <li>Bolting together all adjoining walls throughout the complex to make the five buildings act as a single structure.</li> <li>Clamping the three Courtenay Place buildings together with post-tensioning beams connected to the new shear walls.</li> <li>Painting of the heritage facades.</li> </ul> |
| <b>Financial position (Criteria 5)</b>   | The applicant is a company, with no known affiliations to larger commercial entities, and no known excess unallocated funds. The project has received \$250,000 from Heritage EQUIP (Dec 2019).   |

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| <b>Review of Proposal</b>                | The strengthening of the building received heritage support through the resource consenting process. The works will jointly strengthen five heritage buildings.  |
| <b>Recommendation</b>                    | The proposed work fits with the seismic strengthening component of the BHIF. It is recommended that \$150,000 should be allocated to this project. Previous grants for similar works, but involving only one building, include: <ul style="list-style-type: none"> <li>• \$84,000 126 Cuba Street for strengthening</li> <li>• \$100,000 NZMA Building (26 The Terrace) strengthening</li> </ul>   |
| <b>BHIF Outcome</b>                      | The grant will achieve the following overall BHIF outcomes: <ul style="list-style-type: none"> <li>• Acknowledge the heritage values of this building.</li> <li>• Acknowledge the additional costs associated with strengthening a heritage building.</li> <li>• Contributes to removing four heritage buildings from the Earthquake Prone Buildings list.</li> </ul>  |
| <b>Suggested changes to the proposal</b> | None   |
| <b>Additional BHIF condition(s)</b>      | Release of funds is subject to: <ul style="list-style-type: none"> <li>• 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.</li> <li>• Evidence of discussions with the Heritage New Zealand about archaeological provisions that might be required to undertake ground work.</li> <li>• Code of Compliance Certificate is issued by WCC for seismic strengthening</li> <li>• WCC Heritage Teams onsite approval of works.</li> </ul> |

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| <b>Project 6</b>  | <b>75 Taranaki Street (Wesley Methodist Church)</b>   |
| <b>Applicant</b>  | Wesleyan Methodist parish   |
| <b>Project:</b>   | Wesley church seismic strengthening project   |
| <b>Total project cost</b>   | \$4,092,526   |
| <b>Amount requested</b>   | \$350,000   |
| <b>Amount eligible for funding</b>  | \$4,092,526   |
| <b>Recommended Grant ex GST if applicable</b>   | \$160,000   |
| <b>Previous Grants</b>  | <i>June 2014 - \$6,500 for Conservation Plan</i><br><i>March 2018 - \$25,000 towards detailed design &amp; documentation towards building consent</i>   |
|    |   |
| <p><b>Building Information:</b></p> <ul style="list-style-type: none"> <li>• Individually listed building (WCC Item 16/283).</li> <li>• Constructed in 1879/80 it is one of the finest 19<sup>th</sup> century timber churches in Wellington.</li> <li>• The building continues to have spiritual significance to the religious community that, for over 130 years had used the Church. Public access to religious and secular events at the Church is supported and it remains popular.</li> </ul> |   |
| <b>The Issue</b>  | The building is not on the earthquake prone list but has been assessed to be 33%NBS or below. Strengthening and restoration works have commenced. This application is for those works that have not commenced as yet. This includes interior and exterior works: steel strengthening; relocating organ pipes; concrete foundations, demolish and rebuild annex; line & repaint interior, flooring; heritage carpentry; fire and electrical services; reroof and pigeon spikes; exterior paint; consultants. |
| <b>Financial position (Criteria 5)</b>  | The applicant is a charitable trust (church organisation) and has financial reserves required for the provision of community services and the upkeep of its buildings. These reserves will be required for the strengthening of two further buildings on the site, the hall (included in heritage listing) and the Drama Christi building, both of which are below 33%NBS.  |
| <b>Review of Proposal</b>   | The applicant is committed to strengthening the church and enhancing its heritage values. A conservation architect is involved ensuring the quality of the work. The strengthened and restored church will serve a community function.  |

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| <b>Recommendation</b>                    | The proposed work fits with the seismic strengthening component of the BHIF. It is recommended that \$160,000 should be allocated to this project. Previous grants for similar works include: <ul style="list-style-type: none"> <li>• 3 successive grants totalling \$500,000 for St Mary's of the Angels (2014 to 2015) for strengthening works.</li> <li>• \$168,500 for St John's in the City for strengthening works.</li> </ul>  |
| <b>BHIF Outcome</b>                      | The grant will achieve the following overall BHIF outcomes: <ul style="list-style-type: none"> <li>• Acknowledge the heritage values of this building.</li> <li>• Acknowledge the additional costs associated with strengthening a heritage building.</li> </ul>   |
| <b>Suggested changes to the proposal</b> | None   |
| <b>Additional BHIF condition(s)</b>      | Release of funds is subject to: <ul style="list-style-type: none"> <li>• 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.</li> <li>• Evidence of discussions with the Heritage New Zealand about archaeological provisions that might be required to undertake ground work.</li> <li>• Code of Compliance Certificate is issued by WCC for seismic strengthening.</li> <li>• WCC Heritage Team's onsite approval of works.</li> </ul> |

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| <b>Project 7</b>   | <b>139A The Parade, Island Bay</b>  |
| <b>Applicant</b>   | Sylvie Laparra de Salgues   |
| <b>Project:</b>  | Detailed Seismic Assessment   |
| <b>Total project cost</b>  | \$9,660   |
| <b>Amount requested</b>  | \$9,660   |
| <b>Amount eligible for funding</b>   | \$9,660   |
| <b>Recommended Grant ex GST if applicable</b>  | \$9,500   |
| <b>Previous Grants</b>   | None  |
|  <p><b>Building Information:</b></p> <ul style="list-style-type: none"> <li>• Contributor to the Island Bay Village Heritage Area.</li> <li>• Constructed in 1906 by and for John Odlin and Co as a two storey shop and residence, formerly a chemist and later a fruiterers.</li> </ul> |   |
| <b>The Issue</b>   | The building is earthquake prone with a notice expiring in May 2027. This application is for the completion of a detailed seismic assessment (DSA) to assess the seismic capacities of the existing building.   |
| <b>Financial position (Criteria 5)</b>   | The applicant is a private owner with no known excess unallocated funds. Financial reserves will be required for the strengthening of the building  |
| <b>Review of Proposal</b>  | A DSA completed as per industry best practice provides a solid foundation from which a strengthening design can be developed. The fee estimate and scope for the DSA is suitable for a building of this type and size.  |
| <b>Recommendation</b>  | The proposed work fits with the seismic strengthening component of the BHIF and to prioritise buildings in the initial stages of strengthening works. It is recommended that \$9,500 should be allocated to this project. Previous grants for similar works include: <ul style="list-style-type: none"> <li>• \$10,000 Jaycee Building (99-101 Willis Street) for DSA</li> </ul>  |
| <b>BHIF Outcome</b>  | The grant will achieve the following overall BHIF outcomes: <ul style="list-style-type: none"> <li>• Acknowledge the heritage values of this building.</li> <li>• Acknowledge the additional costs associated with strengthening a heritage building.</li> <li>• Contributes to removing this building from the Earthquake Prone Buildings list.</li> <li>• Provides funding where successful heritage and seismic</li> </ul> |

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|  | outcomes would be unlikely without Council assistance   |
| <b>Suggested changes to the proposal</b> | None  |
| <b>Additional BHIF condition(s)</b>      | Release of funds is subject to: <ul style="list-style-type: none"> <li>• Submission of completed DSA to Council. The DSA must demonstrate that the appropriate engineering standards have been utilised for the assessment</li> </ul> |

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| <b>Project 8</b>  | <b>41 Courtenay Place (Commercial Building)</b>  |
| <b>Applicant</b>  | George Angelou and Company Ltd   |
| <b>Project:</b>   | Detailed Seismic Assessment  |
| <b>Total project cost</b>   | \$4,000  |
| <b>Amount requested</b>   | \$4,000  |
| <b>Amount eligible for funding</b>  | \$4,000  |
| <b>Recommended Grant ex GST if applicable</b>   | \$4,000  |
| <b>Previous Grants</b>  | None   |
| <div style="display: flex; align-items: flex-start;">  <div style="margin-left: 20px;"> <p><b>Building Information:</b></p> <ul style="list-style-type: none"> <li>• Individually listed building (WCC Item 16/63/5) located within the Courtenay Place Heritage Area.</li> <li>• Constructed in 1909/10.</li> <li>• Representative example of an early 20<sup>th</sup> Century commercial building.</li> </ul> </div> </div> |  |
| <b>The Issue</b>  | The building is not on the earthquake prone list. The owner would like to undertake a DSA to determine the current seismic capacity of the building, with the aim of strengthening the building to between 70 and 80%NBS if required.  |
| <b>Financial position (Criteria 5)</b>  | The applicant is a company, with no known affiliations to larger commercial entities, and no known excess unallocated funds. Financial reserves will be required for the strengthening of the building   |
| <b>Review of Proposal</b>   | A DSA completed as per industry best practice provides a solid foundation from which a strengthening design can be developed. The DSA proposal submitted by the applicant appears low for a building of this size and type but references appropriate engineering standards..  |
| <b>Recommendation</b>   | The proposed work fits with the seismic strengthening component of the BHIF and to prioritise buildings in the initial stages of strengthening works. It is recommended that \$4,000 should be allocated to this project. Previous grants for similar works include: <ul style="list-style-type: none"> <li>• \$10,000 Jaycee Building (99-101 Willis Street) for DSA</li> </ul> |

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| <b>BHIF Outcome</b>                      | The grant will achieve the following overall BHIF outcomes: <ul style="list-style-type: none"> <li>• Acknowledge the heritage values of this building.</li> <li>• Acknowledge the additional costs associated with strengthening a heritage building.</li> <li>• Contributes to removing this building from the Earthquake Prone Buildings list.</li> </ul> |
| <b>Suggested changes to the proposal</b> | None  |
| <b>Additional BHIF condition(s)</b>      | Release of funds is subject to: <ul style="list-style-type: none"> <li>• Submission of completed DSA to Council. The DSA must demonstrate that the appropriate engineering standards have been utilised for the assessment.</li> </ul>  |

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| <b>Project 9</b>   | <b>33 Aro Street (former William Booth Memorial College)</b>   |
| <b>Applicant</b>   | School of Philosophy Inc.  |
| <b>Project:</b>  | Seismic upgrade and associated enabling works for Philosophy House   |
| <b>Total project cost</b>  | \$50,908   |
| <b>Amount requested</b>  | \$50,908   |
| <b>Amount eligible for funding</b>   | \$50,908   |
| <b>Recommended Grant ex GST if applicable</b>  | Decline  |
| <b>Previous Grants</b>   | 3 previous grants totalling \$91,500:<br><i>March 2013</i> - \$21,500 towards structural investigations, analysis, and design plus Architectural Heritage report.<br><i>August 2017</i> - \$50,000 towards Stage One: Critical Earthquake Risk Remediation.<br><i>August 2018</i> - \$20,000 towards Stage Two - Fees to Consent Application for Stage 2 Earthquake Strengthening.                             |
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| <p><b>Building Information:</b></p> <ul style="list-style-type: none"> <li>• Individually listed building (WCC Item 16/12)</li> <li>• Constructed in 1913/4 as a training college for the Salvation Army.</li> <li>• Grand example of a neo-Georgian Revivalist style building.</li> </ul> |  |
| <b>The Issue</b>   | The work under consideration is the first step in progressing to Stage 2B of seismic strengthening (ground levels), the final stage of the Seismic Upgrade for Philosophy House. This covers the upgrade to bathroom and toilet facilities on the ground floor, to meet accessibility requirements and to strengthen the interior walls. Following completion of the bathroom upgrades, Stage 2B can commence. |
| <b>Financial position (Criteria 5)</b>   | The applicant is an incorporated society and has financial reserves to provide community programmes, staff costs and to strengthen and maintain the building.  |
| <b>Review of Proposal</b>  | Whilst aspects of the proposed works will go towards strengthening the building (ply shear walls), the discrete costs associated with these strengthening works were not supplied by the applicant.  |
| <b>Recommendation</b>  | It is proposed to decline the proposal. The applicant will be informed of the next round of the BHIF and can choose to apply for the final stage (2B) of strengthening works.  |

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| <b>Project 10</b>                                | <b>306 Tinakori Road</b>  |
| <b>Applicant</b>                                 | SLE Holdings Ltd  |
| <b>Project:</b>                                  | Detailed Design   |
| <b>Total project cost</b>                        | \$22,445  |
| <b>Amount requested</b>                          | \$20,000  |
| <b>Amount eligible for funding</b>               | \$22,445  |
| <b>Recommended Grant</b><br>ex GST if applicable | \$20,000  |
| <b>Previous Grants</b>                           | None (funding request for similar works withdrawn in October 2015 round, unable to obtain quotes on time) |



**Building Information:**

- Individually listed building (WCC Item 310/06), contributor building within the Thorndon Suburban Heritage Area.
- Constructed in 1902 as a speculative development (along with adjacent buildings).
- Good example of an Edwardian villa designed to fit within a narrow and steep plot.
- One of the buildings featured in the Thorndon 'tourist trail'.

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| <b>The Issue</b>                       | The building is earthquake prone with the notice expiring in August 2027. An initial assessment attributed the low seismic rating to the double brick wall on the west side of the building and the transverse bracing to the front two storey section.<br>The proposal is to engage an engineer to undertake a DSA to understand the existing seismic capacity of the building and to develop a seismic retrofit concept in conjunction with an architect and conservation architect. |
| <b>Financial position (Criteria 5)</b> | The applicant is a company with no known affiliations to larger commercial entities, and no known excess unallocated funds. Financial reserves will be required for the strengthening of the building.   |
| <b>Review of Proposal</b>              | The strengthening of the building and its removal from the earthquake prone list is a positive outcome. The scope of the DSA is appropriate for a building of this type and size. A conservation architect will be involved in the review and development of the strengthening design.   |

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| <b>Recommendation</b>                    | <p>The proposed work fits with the seismic strengthening component of the BHIF and to prioritise buildings in the initial stages of strengthening works. It is recommended that \$20,000 should be allocated to this project. Previous grants for similar works include:</p> <ul style="list-style-type: none"> <li>• \$15,000 Mount Cook Police Barracks, 13 Buckle Street design of earthquake solution and geotechnical analysis April 2017.</li> <li>• \$16,000 121 The Parade (Island Bay) for detailed design and heritage impact statement.</li> </ul> |
| <b>BHIF Outcome</b>                      | <p>The grant will achieve the following overall BHIF outcomes:</p> <ul style="list-style-type: none"> <li>• Acknowledge the heritage values of this building.</li> <li>• Acknowledge the additional costs associated with strengthening a heritage building.</li> <li>• Contributes to removing this building from the Earthquake Prone Buildings list.</li> </ul>  |
| <b>Suggested changes to the proposal</b> | None  |
| <b>Additional BHIF condition(s)</b>      | <p>Release of funds is subject to:</p> <ul style="list-style-type: none"> <li>• Submission of completed DSA to Council. The DSA must demonstrate that the appropriate engineering standards have been utilised for the assessment.</li> <li>• Submission of a strengthening design to Council. The design must be informed by the DSA and represent the least intrusive strengthening option for the building.</li> <li>• Submission of the conservation architect's assessment of the proposed design.</li> </ul>  |

**Heritage Conservation**

Total number of projects = 6

Funding available = \$73,500

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| <b>Project 11</b>  | <b>170 Willis Street (St John's in the City)</b>   |
| <b>Applicant</b>   | St John's in the City  |
| <b>Project:</b>  | Earthquake Strengthening and Heritage Restoration of St John's in the City   |
| <b>Total project cost</b>  | \$6,490,000  |
| <b>Amount requested</b>  | \$115,000  |
| <b>Amount eligible for funding</b>   | \$115,000  |
| <b>Recommended Grant</b><br>ex GST if applicable   | Decline  |
| <b>Previous Grants</b>   | August 2018 - \$168,500 granted for seismic strengthening [Accountability not completed]   |
|  <p><b>Building Information:</b></p> <ul style="list-style-type: none"> <li>• Individually listed building (WCC Item 16/350), contributor to the St John's church and Spinks cottage heritage area.</li> <li>• Constructed in 1885 by Thomas Turnbull.</li> <li>• One of the finest remaining 19<sup>th</sup> Century churches in Wellington.</li> <li>• A high degree of authenticity.</li> </ul> |  |
| <b>The Issue</b>   | <p>St John's is currently undertaking strengthening works. They have an existing BHIF grant towards these works which they have not closed out as yet.</p> <p>Funding is sought for two components of the additional works which will commence after the 18<sup>th</sup> March:</p> <ul style="list-style-type: none"> <li>• Restoration of the Martin (smaller) tower</li> <li>• Preparation of an updated Conservation Plan</li> </ul> |
| <b>Financial position (Criteria 5)</b>   | The applicant is a charitable trust (church organisation) and has considerable financial reserves, some of which are required for the provision of community services and the upkeep of its buildings.   |
| <b>Review of Proposal</b>  | The proposed works meet heritage conservation principles and will be supervised by a conservation architect (Russell Murray). However, the applicant has an existing BHIF grant that cannot be completed prior to the decision date as well as access to additional funds.   |
| <b>Recommendation</b>  | It is proposed to decline this application since the applicant has an existing BHIF grant, which cannot be closed out until the completion of strengthening works and has financial reserves to complete this project without further Council funding.   |

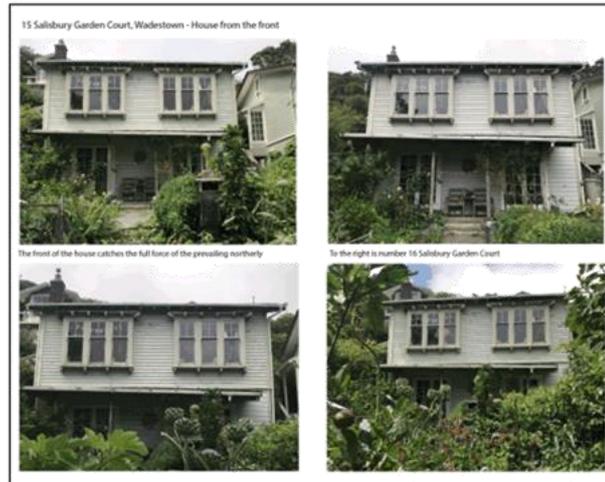
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| <b>Project 12</b>  | <b>Taranaki Wharf</b>  |
| <b>Applicant</b>   | Wellington Rowing Club   |
| <b>Project:</b>  | Wellington Rowing Club Exterior Preservation Stage 1   |
| <b>Total project cost</b>  | \$138,000  |
| <b>Amount requested</b>  | \$90,000   |
| <b>Amount eligible for funding</b>   | \$138,000  |
| <b>Recommended Grant</b><br>ex GST if applicable   | \$28,800   |
| <b>Previous Grants</b>   | 3 previous grants totalling \$187,295:<br><i>July 2014 - \$17,500 seismic strengthening (Stage 1)</i><br><i>July 2016 - \$15,000 roof replacement</i><br><i>January 2018 - \$154,795 seismic strengthening (Stage 2)</i>   |
|   |  |
| <p><b>Building Information:</b></p> <ul style="list-style-type: none"> <li>• Individually listed building (WCC Item 17/284)</li> <li>• Constructed in 1894 as the Wellington Artillery Volunteers base (designed by Frederick de Jersey Clere); relocated in 1989 to its current location.</li> <li>• Fine example of a Victorian military building noted for its octagonal tower and decorative scheme made up of timber ornamentation and external timber boarding.</li> </ul> |  |
| <b>The Issue</b>   | The exterior preservation of the building is the final component of the building preservation project which commenced in 2014. The works applied for encompass the repairs and repainting of two of the four building facades requiring the most urgent attention (southern and northern walls). Upon completion of these two facades, a similar scope of work will commence on the remaining facades. |
| <b>Financial position (Criteria 5)</b>   | The applicant is a charitable trust (sports club) and has financial reserves for heritage preservation works and the upkeep of the building.   |
| <b>Review of Proposal</b>  | The proposed works are essential for the maintenance and weather tightness of the building. Given the marine environment of the building and evidence of rot and flaking paint, it is paramount that the works on the exterior preservation is undertaken as soon as possible.   |

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| <b>Recommendation</b>                    | The proposed work fits with the conservation component of the BHIF. It is recommended that \$28,800 should be allocated to this project. Previous grants for similar works include: <ul style="list-style-type: none"> <li>• \$20,000 260 Riddiford Street, repair, reclad and paint.</li> <li>• \$30,000 32 Cuba Street, repair and repaint building.</li> </ul> |
| <b>BHIF Outcome</b>                      | The grant will achieve the following overall BHIF outcomes: <ul style="list-style-type: none"> <li>• Acknowledge the heritage values of this building.</li> <li>• Acknowledge the additional costs associated with maintaining a heritage building.</li> </ul>  |
| <b>Suggested changes to the proposal</b> | None  |
| <b>Additional BHIF condition(s)</b>      | Release of funds is subject to: <ul style="list-style-type: none"> <li>• 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.</li> <li>• WCC Heritage Teams onsite approval of works</li> </ul>  |

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| <b>Project 13</b>                             | <b>15 Salisbury Garden Court</b> |
| <b>Applicant</b>                              | Graphic Solutions Limited        |
| <b>Project:</b>                               | Repairs and Maintenance          |
| <b>Total project cost</b>                     | \$45,274.15                      |
| <b>Amount requested</b>                       | \$17,274.15                      |
| <b>Amount eligible for funding</b>            | \$45,274.15                      |
| <b>Recommended Grant ex GST if applicable</b> | \$8,000                          |
| <b>Previous Grants</b>                        | None                             |



**Building Information:**

- Contributor to Salisbury Garden Court Heritage Area.
- Constructed in the 1930s by Herbert Pillar (prominent architect) as a low-cost, small scale depression area communal housing development.
- A collection of architecturally unique, relatively homogenous and largely unaltered private dwellings

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| <b>The Issue</b>                       | The building requires repairs and maintenance to ensure the aesthetic and structural integrity of this contributor building to the Salisbury Garden Court Heritage Area is maintained. The work includes: repairing the sash windows at the front of house, replacing rotten wood where needed (bottom sash windows at top floor, rotten weatherboards if any, replace flashing) and repainting the exterior of house. |
| <b>Financial position (Criteria 5)</b> | The applicant is a company with no known excess unallocated funds.   |
| <b>Review of Proposal</b>              | The works constitute like-for-like repairs and maintenance of a wooden building. The repair of the windows and weatherboards will ensure the structural integrity of the house. The repainting will improve the buildings weather tightness and aesthetic appearance.  |

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| <b>Recommendation</b>                    | The proposed work fits with the conservation component of the BHIF. It is recommended that \$8,000 should be allocated to this project. Previous grants for similar works include: <ul style="list-style-type: none"> <li>• \$5,000 8 Salisbury Garden Court, repair and repaint.</li> <li>• \$5,000 Rita Angus Cottage, repainting.</li> </ul>                            |
| <b>BHIF Outcome</b>                      | The grant will achieve the following overall BHIF outcomes: <ul style="list-style-type: none"> <li>• Acknowledge the heritage values of this building.</li> <li>• Acknowledge the additional costs associated with maintaining a heritage building.</li> <li>• Provides funding where successful heritage outcomes would be unlikely without Council assistance</li> </ul> |
| <b>Suggested changes to the proposal</b> | None   |
| <b>Additional BHIF condition(s)</b>      | Release of funds is subject to: <ul style="list-style-type: none"> <li>• 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.</li> <li>• WCC Heritage Teams onsite approval of works.</li> </ul>  |

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| <b>Project 14</b>                                | <b>28 Waterloo Quay (Shed 21)</b>            |
| <b>Applicant</b>                                 | Shed 21 Body Corporate                       |
| <b>Project:</b>                                  | Conservation of historic timber roller doors |
| <b>Total project cost</b>                        | \$44,470                                     |
| <b>Amount requested</b>                          | \$26,682                                     |
| <b>Amount eligible for funding</b>               | \$44,470                                     |
| <b>Recommended Grant</b><br>ex GST if applicable | \$10,000                                     |
| <b>Previous Grants</b>                           | None   |



Figure 3. Building elevations with timber roller doors.



Figure 4. Left: historic door and track system. Right: replica door and track system.

**Building Information:**

- Individually listed building (WCC Item 17/334)
- Constructed in 1910 as an industrial warehouse for the storage of wool.
- Designed by James Marchbanks (Wellington Harbour Board chief engineer).
- The building has historic value for its association with transport and shipping industries and has played an important role in the trading and commercial life of Wellington.
- The building is a key element at the northern end of Lambton Harbour and is also important to the townscape of the area surrounding the Railway Station.

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| <b>The Issue</b>                       | The applicant is seeking financial assistance to repair and repaint four timber roller doors and their steel track mechanisms and flashing systems. The two original roller doors will have all rotten timbers removed and replaced to match the existing size and profile with the equivalent timber species available currently. Two other replica timber roller doors will be repaired with minor scraping and sanding to remove all existing loose and flaking paint. The removed track wheels and doors will be reinstated and the historic flashing cleaned and repainted. |
| <b>Financial position (Criteria 5)</b> | The applicant is a body corporate with no affiliated larger commercial entities and has some financial reserves for the maintenance of the building.   |

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| <b>Review of Proposal</b>                | The proposal has received guidance and support from a conservation architect (Chris Cochrane), who has recommended the contractor. The conservation of these unique features of this building will ensure that its heritage fabric and values will be maintained.   |
| <b>Recommendation</b>                    | The proposed work fits with the conservation component of the BHIF. It is recommended that \$10,000 should be allocated to this project. Previous grants for similar works include: <ul style="list-style-type: none"> <li>• \$4,000 372 Karori Road (Chesney Wold) balcony repairs</li> <li>• \$15,000 332 Tinakori Road, reglazing windows, repairs, repainting.</li> </ul> |
| <b>BHIF Outcome</b>                      | The grant will achieve the following overall BHIF outcomes: <ul style="list-style-type: none"> <li>• Acknowledge the heritage values of this building.</li> <li>• Acknowledge the additional costs associated with maintaining a heritage building.</li> <li>• Provides funding where successful heritage outcomes would be unlikely without Council assistance</li> </ul>    |
| <b>Suggested changes to the proposal</b> | None  |
| <b>Additional BHIF condition(s)</b>      | Release of funds is subject to: <ul style="list-style-type: none"> <li>• 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.</li> <li>• WCC Heritage Teams onsite approval of works.</li> </ul>   |

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| <b>Project 15</b>   | <b>61 Majoribanks Street (House)</b>  |
| <b>Applicant</b>  | Crossways Community Creche  |
| <b>Project:</b>   | Water Tightness Project   |
| <b>Total project cost</b>   | \$28,670  |
| <b>Amount requested</b>   | \$28,670  |
| <b>Amount eligible for funding</b>  | \$28,670  |
| <b>Recommended Grant</b><br>ex GST if applicable  | \$10,000  |
| <b>Previous Grants</b>  | August 2012 - \$3,000 towards recladding and exterior works (part of strengthening)   |
|    |   |
| <p><b>Building Information:</b></p> <ul style="list-style-type: none"> <li>• Individually listed building (WCC Item 16/206).</li> <li>• Constructed in 1896 as a private residence.</li> <li>• Renovated from a Victorian cottage to an Arts and Crafts design.</li> <li>• This house has townscape value due to its prominent corner site and the visual interest that it contributes to the streetscape as a break away from the traditional Victorian villas that are the predominant building type in its setting.</li> </ul> |   |
| <b>The Issue</b>  | The building is currently used as a crèche. Water is leaking into the building through the roof. The proposed works to address these issues include patch repairs of corrosion, repainting the roof, resealing the internal gutter and replacement of failing gutters.  |
| <b>Financial position (Criteria 5)</b>  | The owner is an incorporated society providing a community function (crèche), with no known excess unallocated funds.   |
| <b>Review of Proposal</b>   | Achieving water tightness is essential for the ongoing conservation and use of a heritage building. The proposed works are the minimum required to achieve this for a building with a moderately complex roof form, and involve repairs and maintenance rather than replacement of original heritage fabric.  |
| <b>Recommendation</b>   | The proposed work fits with the conservation component of the BHIF. It is recommended that \$10,000 should be allocated to this project. Previous grants for similar works include: <ul style="list-style-type: none"> <li>• \$20,000 Shamrock Hotel (Tinakori Road) re-roofing project (2018)</li> <li>• \$3,000 1 Riddiford Street, replacement of roof.</li> </ul> |

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| <b>BHIF Outcome</b>                      | The grant will achieve the following overall BHIF outcomes: <ul style="list-style-type: none"> <li>• Acknowledge the heritage values of this building.</li> <li>• Acknowledge the additional costs associated with maintaining a heritage building.</li> <li>• Provides funding where successful heritage outcomes would be unlikely without Council assistance</li> </ul> |
| <b>Suggested changes to the proposal</b> | None   |
| <b>Additional BHIF condition(s)</b>      | Release of funds is subject to: <ul style="list-style-type: none"> <li>• 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.</li> <li>• WCC Heritage Teams onsite approval of works.</li> </ul>  |

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| <b>Project 16</b>  | <b>224 – 230 Tinakori Road (former Shamrock Hotel)</b>   |
| <b>Applicant</b>   | The Shamrock Body Corporate  |
| <b>Project:</b>  | Conservation Plan  |
| <b>Total project cost</b>  | \$20,700   |
| <b>Amount requested</b>  | \$16,700   |
| <b>Amount eligible for funding</b>   | \$20,700   |
| <b>Recommended Grant ex GST if applicable</b>  | \$16,700   |
| <b>Previous Grants</b>   | August 2018 - \$20,000 for re-roofing project  |
|    |  |
| <p><b>Building Information:</b></p> <ul style="list-style-type: none"> <li>• Individually listed building (WCC Item 18/307).</li> <li>• Constructed in 1893 as a hotel and tavern; relocated to its current site in 1981.</li> <li>• Oldest remaining hotel buildings in Wellington, currently used for mixed commercial/residential.</li> <li>• Although relocated from its original site in the early 1980s, the building shares similarities of age, typology, materials, use and history as its Thorndon neighbours, and now sits well within the context of historic Thorndon.</li> </ul> |  |
| <b>The Issue</b>   | Given the building's age and historic significance, maintenance and upkeep is an ongoing issue for the body corporate as well as a constant financial constraint. The long term maintenance plan requires updating. A conservation plan will identify the building's heritage features and fabric and will assist in identifying and prioritising the buildings ongoing conservation and management. |
| <b>Financial position (Criteria 5)</b>   | The applicant is a body corporate with no affiliated larger commercial entities, and no known excess unallocated funds.  |
| <b>Review of Proposal</b>  | The completion of conservation plans for heritage buildings is a priority for the BHIF. Conservation Plans ensure that the long-term maintenance of the building is undertaken in a manner sensitive to the heritage fabric and values of the building.  |
| <b>Recommendation</b>  | The proposed work fits with the conservation component of the BHIF and the priority for conservation plans. It is recommended that \$16,700 should be allocated to this project. Previous grants for similar works include: <ul style="list-style-type: none"> <li>• \$10,000 13 Buckle Street (former Police barracks),</li> </ul>  |

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|  | <p>Conservation Plan.</p> <ul style="list-style-type: none"> <li>• \$8,500 86 Khandallah Road (Telephone Exchange), Conservation Plan</li> </ul>   |
| <b>BHIF Outcome</b>                      | <p>The grant will achieve the following overall BHIF outcomes:</p> <ul style="list-style-type: none"> <li>• Acknowledge the heritage values of this heritage building.</li> <li>• Acknowledge the additional costs associated with maintaining a heritage building.</li> </ul> |
| <b>Suggested changes to the proposal</b> | None   |
| <b>Additional BHIF condition(s)</b>      | <p>Release of funds is subject to:</p> <ul style="list-style-type: none"> <li>• Conservation Plan submitted to Council.</li> </ul>   |

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## Attachment Two: Applying for the Built Heritage Incentive Fund

### Eligibility criteria (Updated September 2019)

Your project must meet all the following criteria:

1. The application relates to a heritage-listed building, or a building identified as contributing to a listed heritage area. See Chapter 21: Heritage List (684KB PDF).
2. The applicant is the owner or part-owner of the heritage building. This includes private owners, body corporates, charitable trusts or church organisations. The following are ineligible: the Crown, state sector organisations, overseas state agencies, district health boards, community boards, Council-controlled organisations and Council business units
3. The planned work must aim to physically improve the building's structural integrity, public access, safety and/or heritage values.
4. The works applied for must not have started prior to the Council Committee decision on the application. See the Funding calendar.
5. Funding will be directed towards buildings where successful heritage and seismic strengthening outcomes will be unlikely without assistance. As such: grants will be directed towards buildings that are owned by individuals, body corporates, community groups or small to medium sized companies
  - applications from limited companies must identify if they are affiliated with larger commercial entities
  - all applicants must demonstrate that they do not have excess unallocated reserve funds.
6. The application must demonstrate that the work will conserve and/or enhance the building's heritage significance. As such, input from a recognised conservation architect is:
  - required for all work that impacts the building's heritage elements (such as large-scale restoration works and invasive testing and construction works for seismic strengthening)
  - optional for all other work (such as repair and maintenance, small-scale restoration and detailed seismic design or non-invasive seismic investigations)
7. The owner of the property must show that the full costs of the project can be met.
8. The application does not relate to a building or part of a building that has incomplete allocations from a previous Built Heritage Incentive Fund grant.

### Assessment and Allocation

When **assessing** an application we consider:

- the heritage value of the building, including whether this is on the Wellington City District Plan Heritage List and the Heritage New Zealand list
- the risk of the heritage value diminishing if funding is not granted
- confidence in the quality of the proposed work
- confidence that the project costs are as accurate as possible and the building owner is willing to, and financially capable of, proceeding with the project
- whether the building owner has sufficient resources, or has access to funding through company affiliations, and could proceed with the project without additional financial assistance
- whether the project has received funds from other public grants
- whether the project is visible and/or accessible to the public
- if the project will provide a benefit to the community.

For conservation projects we **prioritise**:

- the completion or updating of a conservation plan.

For seismic strengthening projects we **prioritise**:

- buildings on the MBIE's Earthquake-prone building list
- buildings approaching the expiry date of their s124 Notice under the Building Act 2004
- projects which strengthen more than one attached building
- buildings which have not as yet commenced assessment or detailed design works.

When **allocating** funding we consider:

- 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.

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## **BUILDING RESILIENCE FUND - 2019/2020 FINANCIAL YEAR - ROUND 1 OF 2**

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### **Purpose**

1. The purpose of the report is to seek approval from the Grants Subcommittee to allocate funding recommended by officers for the first round of the Building Resilience Fund for the financial year 2019/2020.

### **Summary**

2. Following the allocation of \$500,000 by Councillors as part of the 2019/2020 Annual Plan to support owners of earthquake-prone non-heritage buildings; the Building Resilience Fund was developed. This is the inaugural round of applications to the fund and the first of two for this financial year.
3. Nine applications for funding were received in total.
4. Of the nine applications received, one was ineligible for the funding as it did not meet the criteria detailing works must not have started prior to applying (criteria number 5).
5. The eight applications that are eligible for funding are seeking funding totalling \$132,558. This leaves \$367,442 of the fund unallocated.
6. As not all of the funding available has been allocated to eligible applications, a second round of applications has been opened.
7. A summary of each eligible application is provided in Attachment One. These detail each building's background including current earthquake-prone status, the buildings' current use and outcomes the allocation of funding will achieve.
8. Officers are satisfied that there are no conflicts of interest relating to the applications for funding and each application meets the eligibility criteria.

### **Recommendation/s**

That the Grants Subcommittee:

1. Receive the information.
2. Agree to the allocation of Building Resilience Funding to the eligible applicants as recommended below:

| <b>Applicant</b>             | <b>Address</b>       | <b>Total Cost</b> | <b>Amount Requested</b> | <b>Amount eligible for funding</b> | <b>Amount Recommended</b><br>ex GST if applicable |
|------------------------------|----------------------|-------------------|-------------------------|------------------------------------|---|
| Blythwood Flats              | 3 Aro Street         | \$45,000          | \$45,000                | \$45,000                           | \$45,000  |
| Body Corporate<br>3320880    | 195 Vivian<br>Street | \$11,500          | \$11,500                | \$11,500                           | \$11,500  |
| Dixonlane<br>Apartments Body | 7 Feltex Lane        | \$9,400           | \$9,400                 | \$9,400                            | \$9,400   |

|                           |                    |          |          |              |                  |
|---------------------------|--------------------|----------|----------|--------------|------------------|
| Corporate                 |                    |          |          |              |                  |
| Federico Family Trust     | 349 The Parade     | \$1,788  | \$1,788  | \$1,788      | \$1,788          |
| EB & BR Cornick           | 73 Hutt Road       | \$41,250 | \$41,250 | \$25,990     | \$25,990         |
| Hardwick Trustees Limited | 188 Thorndon Quay  | \$10,545 | \$10,545 | \$10,545     | \$10,545         |
| Karori Lawn Tennis Club   | 226 Karori Road    | \$8,000  | \$8,000  | \$8,000      | \$8,000          |
| Tawa Rugby Club           | 23A Lyndhurst Park | \$13,000 | \$13,000 | \$13,000     | \$13,000         |
| The Terminus Store Ltd    | 355 The Parade     | \$7,335  | \$7,335  | \$7,335      | \$7,335          |
|                           |                    |          |          | <b>Total</b> | <b>\$132,558</b> |

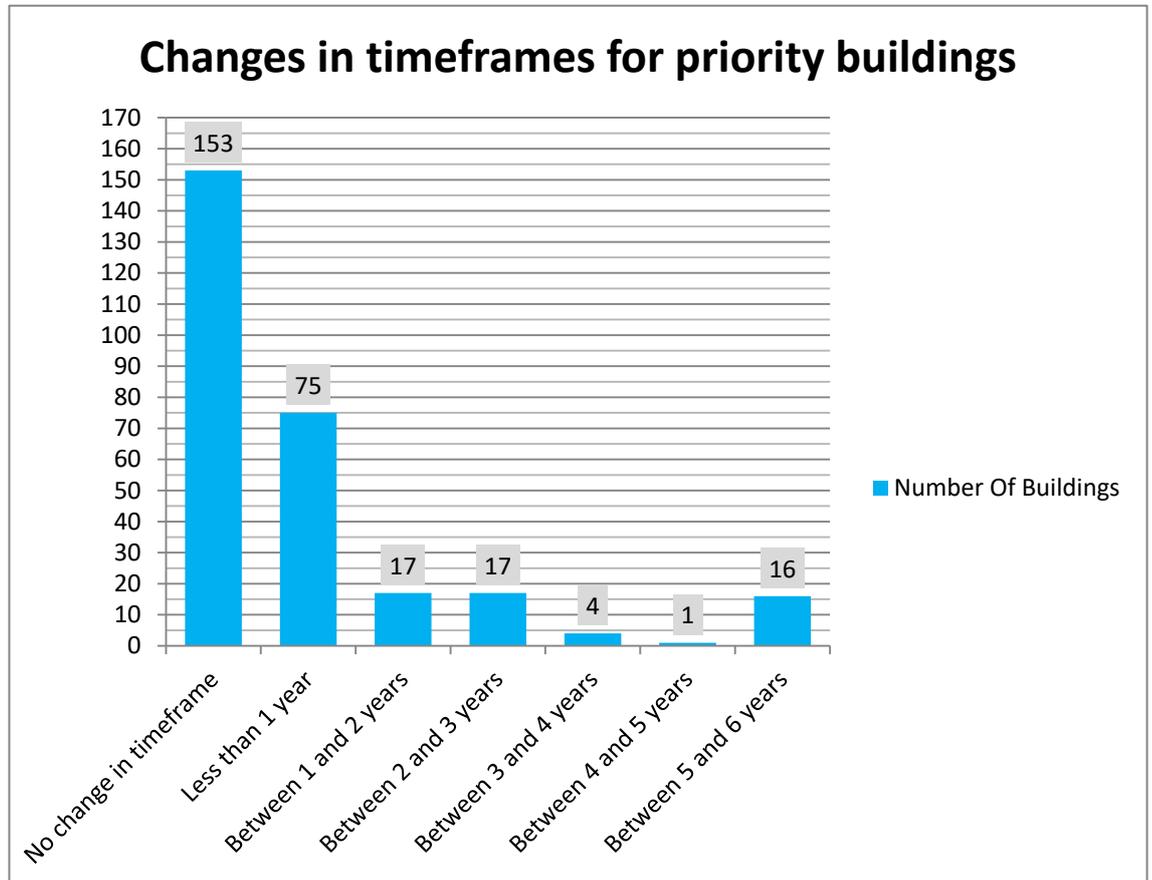
## Background

9. A new national system for managing earthquake-prone buildings came into effect on 1 July 2017. The new system shortened timeframes for strengthening some of Wellington's earthquake-prone buildings, and brought into focus the difficulties faced by many owners.
10. In the 2019/2020 Annual Plan, Councillors allocated \$500,000 toward supporting owners of earthquake-prone, non-heritage buildings to meet associated costs of seismic strengthening of their buildings through funding engineering assessments.
11. Council approved the criteria for the Building Resilience Fund in September 2019 and applications for funding were opened on 31 October 2019.
12. This is the first round of the Building Resilience Fund for the 2019/2020 financial year. A second round has been made available to allow for the use of funds that remain unallocated/unrequested from the first round which are required to be allocated within the financial year.
13. Funding will be directed to buildings where successful seismic strengthening outcomes would be unlikely without assistance. The fund acknowledges the difficulties for owners faced with reduced time frames in achieving compliance, the challenges faced by owners in engaging engineers and contributes towards the safety and well-being of the public.

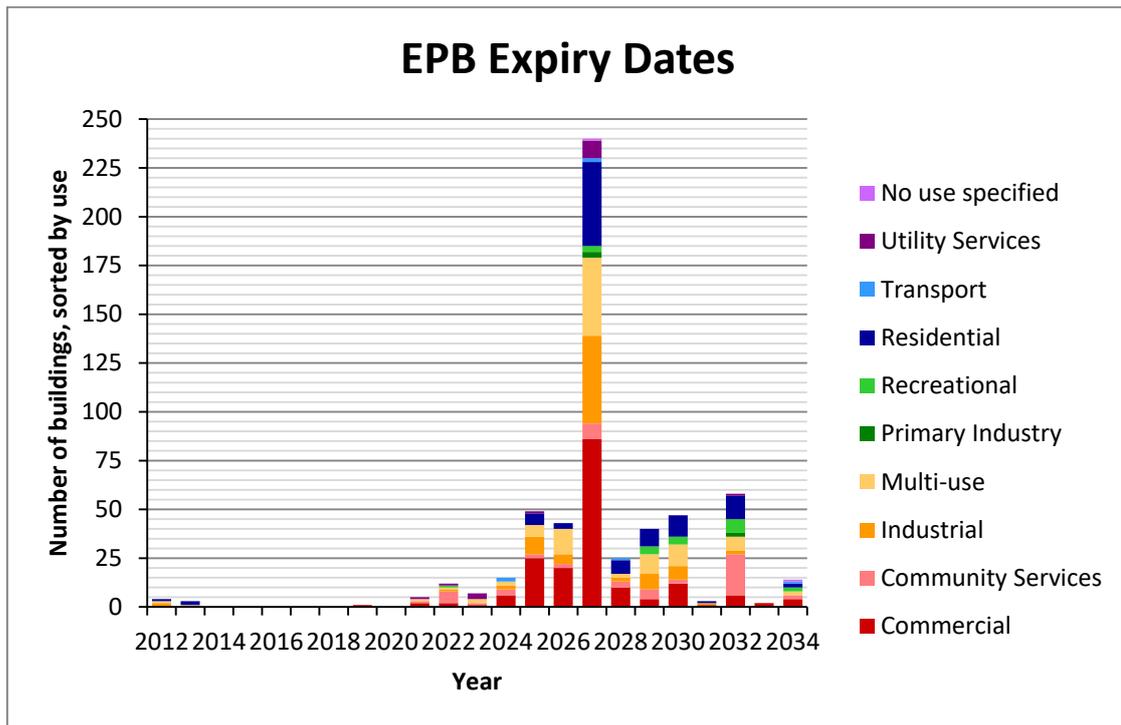
### Wellington's Earthquake-prone buildings

14. A new national system for managing earthquake-prone buildings came into effect on 1 July 2017. The new system shortened timeframes for strengthening for some of Wellington's earthquake-prone buildings having been identified as a priority building due to their construction type, use or location on high traffic or emergency transport routes.
15. With the introduction of the new national system, 283 of Wellington's 568 earthquake prone buildings were identified as being priority buildings. Buildings identified as being

a priority were assessed using MBIE’s methodology for identifying earthquake-prone buildings. Priority buildings would be given 7.5 years from the assessment date or until the original notice expiry date (whichever was shortest) to carry out strengthening work or demolish.



- The graph above shows the changes in timeframes to these priority buildings. Of the 283 buildings identified as priority buildings, 153 buildings did not have a timeframe change however, 130 buildings had their timeframe reduced. Seventy-five of these buildings had a reduction of less than 1 year from their original notice date while 55 buildings had their timeframes reduced by 1 to 6 years. Sixteen of these buildings had their timeframes reduced by 5 to 6 years.



17. The graph above details the number of building notices expiring each year by building use. In the next 7 years, 131 of Wellington's 568 earthquake prone buildings will have their notices expire. In 2027 alone, 240 earthquake-prone building notices will expire. This means that in the next 7 years, 371 earthquake-prone building notices will expire; over half of Wellington's earthquake-prone buildings. Appendix one contains a breakdown of the notices expiring each year by building use.
18. In addition to the 568 buildings in Wellington identified as earthquake-prone, 120 buildings are identified as potentially earthquake-prone and require further investigation such as a detailed seismic assessment (DSA). These buildings fall into the categories detailed by MBIE's methodology for identifying EPBs. These are:
- Category A - Unreinforced masonry buildings
  - Category B - Pre-1976 buildings that are either three or more storeys or 12 metres or greater in height above the lowest ground level (other than unreinforced masonry buildings in Category A)
  - Category C - Pre-1935 buildings that are one or two storeys (other than unreinforced masonry buildings in Category A)
19. Further to the aforementioned change in legislation, in February 2017, the Government made an Order in Council to amend the Building Act 2004 to address the risk to public safety from unreinforced masonry (URM) buildings. Owners of 113 URM buildings who received notice from Council of this Order in Council were required to secure the street-facing parapets and/or facades on their buildings within 12 to 18 months of the date of the notice. Some owners of Wellington's earthquake-prone buildings were issued with the Order in Council notice adding further difficulty of unexpected costs and disruption for these building owners.
20. In Budget 2019, the Government announced an allocation of \$23m over four years to support the remediation of multi-unit, multi-storey residential earthquake-prone building owners through the Residential Earthquake-Prone Building (REPB) Financial Assistance Scheme. In February 2020, the eligibility criteria for the scheme was established and released through press releases on the New Zealand Government and MBIE websites. The low-interest loans to a maximum of \$250,000 are aimed at

supporting owner-occupiers of household units who must demonstrate difficulty in obtaining finance for seismic strengthening or where financing could be obtained but is in conjunction with unreasonable loan conditions or has the potential to place the owner in significant financial hardship. At the time of compiling this report, expressions of interest in the loans were open through MBIE's website. The BRF will complement the REPB Financial Scheme loans by assisting these building owners to engage an engineer and begin the process of achieving a positive seismic outcome.

### **Eligibility Criteria**

21. The Purpose of the Building Resilience Fund is to assist building owners to fund a detailed seismic assessment in order to initiate a strengthening process. The fund targets two types of non-heritage vulnerable buildings:
  - Residential buildings that have complex ownership arrangements (such as body corporate);
  - Small (or two stories) buildings.

This fund reimburses the cost or part cost of undertaking a detailed seismic assessment after the assessment has been undertaken.
  
22. Applications for the Building Resilience Fund must meet all the following criteria:
  1. The application must relate to a non-heritage building that has been identified as potentially earthquake-prone or issued with an earthquake-prone building notice by Wellington City Council.
  2. The building is either:
    - Primarily residential use (more than 50%) and with a complex ownership arrangement such as a body corporate, or
    - A small (one or two storey) building.
  3. The applicant must be the owner or part-owner of the building:
    - This includes private owners, body corporates, charitable trusts or church organisations.
    - The following are ineligible: the Crown, state sector organisations, overseas state agencies, district health boards, community boards, Council-controlled organisations and Council business units.
  4. The application can only be to fund or part-fund a detailed seismic assessment.
  5. The assessment applied for must not have started prior to the Council Committee decision on the application.
  6. Funding will be directed towards buildings where successful seismic strengthening outcomes will be unlikely without assistance. This means:
    - Grants will be directed towards buildings that are owned by individuals, body corporates, community groups or small to medium sized companies.
    - Applications from limited companies must identify if they are affiliated with larger commercial entities.
    - All applicants must demonstrate they do not have excess unallocated reserve funds.
  
23. When **assessing** applications we consider:
  - Buildings approaching the expiry date of their EPB notice.
  - Buildings that are potentially earthquake-prone and require an assessment to determine the building's %NBS.

- The building's location and if it is considered a priority building being positioned on a high traffic or emergency transport route.
- Projects which assess more than one attached building or the intention to provide information to neighbouring buildings following the assessment.
- The risk of further work not being carried out following the building's assessment.

24. When **allocating** funding we consider:

- 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 (March 2020 being the first round, this will be a consideration moving forward).
- Equitable distribution in the current round.
- The amount of funding available for allocation.

#### **Issues with Criteria number 4**

25. Criteria number 4 details that "*The application can only be to fund or part fund a detailed seismic assessment*". A number of issues with this criteria presented themselves soon after the opening of applications and during the application assessment process.

- The criteria penalised those who had been proactive in their efforts to begin seismic investigation of their buildings and had already completed a detailed seismic assessment (DSA). If an assessment has already been carried out, not only does it not meet criteria 5 "*The assessment applied for must not have started prior to the Council Committee decision on the application*", criteria 4 excludes building owners who may benefit from receiving assistance from Council for the next steps of their seismic strengthening project such as a detailed seismic design.
- A DSA accounts for a very small portion of the work many building owners will need to undertake in securing their buildings. Though Council funding for a DSA may encourage owners to engage an engineer, instigating further action is important to achieve positive seismic outcomes. This further action may be encouraged by providing funding or part funding towards a DSA with a detailed seismic design or to fund these items individually.
- With the announcement of the Residential Earthquake-Prone Financial Assistance Scheme, the BRF could provide a beneficial starting point for earthquake-prone home owners. By providing funding for both DSAs and detailed seismic design through the BRF, building owners will be assisted with a suite of services by Local and National Government achieving positive seismic outcomes where they may not otherwise be possible.

#### **Further discussion around criteria**

26. The BRF criterion 1 details that an application must relate to a non-heritage building that has been identified as earthquake-prone or potentially earthquake prone. The Built Heritage Incentive Fund is available to heritage building owners with 15% of the fund available to conservation-specific work and the larger portion of 85% intended for work related to earthquake strengthening. Earthquake strengthening work applications under the BHIF cover a broad range of items include engineering reports and assessments, detailed design or towards actual strengthening work. The BHIF recognises the costs involved in heritage building ownership and is directed where successful outcomes would be unlikely without assistance.
27. The BRF criteria (1 & 2) have been developed in an effort to fund a broad range of non-heritage buildings including multi-residential and small commercial while also ensuring

that funding is made available where successful seismic strengthening outcomes will be unlikely without assistance (criteria 6).

28. Ensuring successful seismic outcomes can only be achieved if building owners being individuals, body corporates, community groups, charitable trusts, church organisations or small to medium sized companies can show that they can initially fund the work to later be reimbursed upon a successful application. This ensures that funding is directed where seismic work is a high priority. This criterion also eliminates the risk involved with Council providing funding ahead of work being carried out. These risks include providing funding in excess of the actual cost of work, work not being carried out after funding has been granted and Council requiring to recover excess or unused funding issued to applicants.
29. The BRF criteria recognise the range of building types and owners that may be subject to an EPB notice and may benefit from financial assistance in achieving compliance therefore contributing toward a resilient Wellington.

## **Discussion**

30. It is recommended that the 8 eligible applications are allocated the full amount each has requested. Each applicant has provided the necessary information and meets the criteria for the fund.
31. Though the full amount requested for each application has been recommended to be allocated, this will total much less than half the amount available in the Building Resilience Fund for this financial year.
32. Discussion held at the Officers' panel including Heritage, Funding, Planning and Resilience Officers have assessed the eligibility of each application against the Building Resilience Fund criteria. Attachment one provides the assessment summaries for the eligible applications.
33. Officers are confident that the funding of the assessments detailed in each application will provide for positive seismic outcomes for both the building owners and the general public.
34. In response to the issues presented by the very narrow scope of eligibility criteria 4, officers propose to revise these criteria. This revision could include providing funding or part funding towards a DSA accompanied by a detailed seismic design or to fund these items individually. This will not only broaden the range of buildings eligible to apply to receive assistance from Council but to further assist building owners who may be unable to proceed beyond the point of carrying out a DSA.

## **Options**

35. The Grants Subcommittee is asked to approve the Officers' recommendations on funding allocations.
36. The Grants Subcommittee is asked to approve the Officers' recommendations on broadening the scope of criteria number 4 to allow for the inclusion of detailed seismic design. This change could include providing funding or part funding towards a DSA accompanied by a detailed seismic design or to fund these items individually.

## **Next Actions**

37. Once allocations have been considered and approved, applicants will be notified of the outcome of their application.

38. Once successful applicants have been allocated a grant, they have 18 months to complete the work. The grant will be paid once the work is completed and they have submitted an accountability application through the online funding portal.

### Attachments

|               |   |         |
|---------------|---|---------|
| Attachment 1. | Appendix One - EPB Expiry dates by building use <a href="#">↓</a>  | Page 54 |
| Attachment 2. | Attachment One - Application Assessment Summary <a href="#">↓</a>  | Page 55 |
| Attachment 3. | Attachment Two BRF Criteria - March 2020 <a href="#">↓</a>          | Page 82 |
| Attachment 4. | Attachment Three BRF Glossary - Definitions <a href="#">↓</a>      | Page 87 |

|            |   |
|------------|---|
| Author     | Samantha McKeown, Technical Advisor     |
| Authoriser | Moana Mackey, Acting Chief City Planner |

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## **SUPPORTING INFORMATION**

### **Engagement and Consultation**

Not applicable

### **Treaty of Waitangi considerations**

Not applicable

### **Financial implications**

The recommended allocations for this round of the Building Resilience Fund are within the funding levels provided for in the the 2019/2020 Annual Plan.

### **Policy and legislative implications**

The Building Resilience Fund has been developed to provide assistance to building owners in meeting their obligations under the Building Act 2004.

### **Risks / legal**

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

### **Climate Change impact and considerations**

Not applicable

### **Communications Plan**

A press release communicating the decision made by the Committee will be created on the date of decision.

### **Health and Safety Impact considered**

Not applicable

## Appendix One: Building Resilience Fund (2019/2020) – EPB expiry dates by building use

| Year                | Total by Year | Commercial | Community Services | Industrial | Multi-use | Primary Industry | Recreational | Residential | Transport | Utility Services | No use specified |
|---------------------|---------------|------------|--------------------|------------|-----------|------------------|--------------|-------------|-----------|------------------|------------------|
| 2012                | 4             | 0          | 0                  | 2          | 1         | 0                | 0            | 1           | 0         | 0                | 0                |
| 2013                | 3             | 0          | 0                  | 0          | 1         | 0                | 0            | 2           | 0         | 0                | 0                |
| 2014                | 0             | 0          | 0                  | 0          | 0         | 0                | 0            | 0           | 0         | 0                | 0                |
| 2015                | 0             | 0          | 0                  | 0          | 0         | 0                | 0            | 0           | 0         | 0                | 0                |
| 2016                | 0             | 0          | 0                  | 0          | 0         | 0                | 0            | 0           | 0         | 0                | 0                |
| 2017                | 0             | 0          | 0                  | 0          | 0         | 0                | 0            | 0           | 0         | 0                | 0                |
| 2018                | 0             | 0          | 0                  | 0          | 0         | 0                | 0            | 0           | 0         | 0                | 0                |
| 2019                | 1             | 1          | 0                  | 0          | 0         | 0                | 0            | 0           | 0         | 0                | 0                |
| 2020                | 0             | 0          | 0                  | 0          | 0         | 0                | 0            | 0           | 0         | 0                | 0                |
| 2021                | 5             | 2          | 1                  | 0          | 1         | 0                | 0            | 0           | 0         | 1                | 0                |
| 2022                | 12            | 2          | 6                  | 1          | 1         | 0                | 1            | 0           | 0         | 1                | 0                |
| 2023                | 7             | 1          | 1                  | 0          | 2         | 0                | 0            | 0           | 0         | 3                | 0                |
| 2024                | 15            | 6          | 3                  | 2          | 2         | 0                | 0            | 0           | 2         | 0                | 0                |
| 2025                | 49            | 25         | 2                  | 9          | 6         | 0                | 0            | 6           | 0         | 1                | 0                |
| 2026                | 43            | 20         | 2                  | 5          | 13        | 0                | 0            | 3           | 0         | 0                | 0                |
| 2027                | 240           | 86         | 8                  | 45         | 40        | 3                | 3            | 43          | 2         | 9                | 1                |
| 2028                | 25            | 10         | 3                  | 2          | 2         | 0                | 0            | 7           | 1         | 0                | 0                |
| 2029                | 40            | 4          | 5                  | 8          | 10        | 0                | 4            | 9           | 0         | 0                | 0                |
| 2030                | 47            | 12         | 2                  | 7          | 11        | 0                | 4            | 11          | 0         | 0                | 0                |
| 2031                | 3             | 1          | 0                  | 1          | 0         | 0                | 0            | 1           | 0         | 0                | 0                |
| 2032                | 58            | 6          | 21                 | 2          | 7         | 2                | 7            | 12          | 0         | 1                | 0                |
| 2033                | 2             | 2          | 0                  | 0          | 0         | 0                | 0            | 0           | 0         | 0                | 0                |
| 2034                | 14            | 4          | 2                  | 0          | 2         | 0                | 2            | 2           | 1         | 0                | 1                |
| <b>Total by Use</b> | <b>568</b>    | <b>182</b> | <b>56</b>          | <b>84</b>  | <b>99</b> | <b>5</b>         | <b>21</b>    | <b>97</b>   | <b>6</b>  | <b>16</b>        | <b>2</b>         |

## Attachment One: Summary of Applications to the Building Resilience Fund 2019/2020

The following summary details the information considered in the assessment the Building Resilience Fund application for **Blythswood Flats - 3 Aro Street**

|  | Building Information                     |
|--|--|
| <b>Address</b>   | 3 Aro Street aka 314 – 316 Willis Street |
| <b>Applicant</b>                                       | Blythswood Flats Body corporate 40804    |
| <b>Project</b>   | Detailed seismic assessment              |
| <b>Total project cost</b>                              | \$45,000                                 |
| <b>Amount requested</b>                                | \$45,000                                 |
| <b>Amount eligible for funding</b>                     | \$45,000                                 |
| <b>Recommended grant (excluding GST if applicable)</b> | \$45,000                                 |
| <b>Previous grants</b>                                 | No previous funding or grants received   |



- 3 Aro Street is a 4 storey building with a concrete basement.
- Building site area – approx. 810m<sup>2</sup>
- Building floor area – approx. 2690m<sup>2</sup>
- The building was constructed in the 1920's and constructed in compliance with standards of the time.
- It is constructed of concrete walls, brick façade and mainly concrete roofing.
- It is a priority building as the building is located on a high traffic and emergency transport route.
- This multi-residential building with a commercial shopping space on the ground floor contains 39 units and 34 individual owners.

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**Building Background** The building has an Earthquake rating of 19% New Building Standard (NBS) as per Council IEP dated 16/11/2010. The building has been issued a notice stating that the building is earthquake-prone as its seismic performance, based on engineering advice contained in the IEP falls below the threshold of 34% NBS. The notice will expire on the 17/12/2026.

The original notice had a deadline of 28/02/2027. Due to the building’s location on a high traffic and emergency transport route, the new national system for managing Earthquake-Prone buildings brought into effect in July 2017 has shortened the time frame for strengthening work to be carried out by just over two months.

The Body Corporate of 3 Aro Street is applying to the Building Resilience Fund (BRF) to have a detailed engineering assessment carried out to confirm the NBS of this building. Owners have carried out a previous engineering assessment in 2014, with the intention of bringing the building up to the minimum of 34%NBS but did not proceed with work due to lack of funds.

The building contains 30 units that are a mix of owner occupied and tenanted units and a ground floor commercial unit. Documentation provided show that the project is of a large scale. Strengthening outcomes have been a priority to the owners who have made a yearly contribution for the past eight years to a fund to see the building strengthened and to meet their obligations under the Building Act. Previous engineering advice estimated the cost of strengthening the building would be a minimum \$3m. To date, the Blythswood Flat owners have spent \$300,000 on costs associated with investigating earthquake strengthening.

The Body Corporate seem committed to proceeding with strengthening work and intend to achieve 67% NBS or above.

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**Recommendation** The proposed work fits with the criteria of the BRF. Officers recommended that the full amount requested be allocated to this project.

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**BRF Outcome** The grant will achieve the following overall BRF outcomes:

- Funding will be directed to a building where successful seismic strengthening outcomes would be unlikely

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|                                    |  |
|------------------------------------|--|
|                                    | <p>without assistance.</p> <ul style="list-style-type: none"><li>• Acknowledges the difficulties for owners faced with reduced time frames in achieving compliance.</li><li>• Contribute towards the safety and well-being of the public including the building tenants and pedestrians in the vicinity of the building.</li></ul> <p>The grant will achieve the following project specific outcomes:</p> <ul style="list-style-type: none"><li>• Acknowledges the challenges faced by owners in engaging engineers.</li><li>• Ascertain the %NBS rating based on current technical guidelines and technologies.</li></ul> |
| <b>Additional BRF condition(s)</b> | <p>Release of funds is subject to:</p> <ul style="list-style-type: none"><li>• The detailed seismic assessment being completed within 18 months of the Committee meeting. When completed, an accountability report is to be filed in the funding portal.</li><li>• Costs being equal to the quotes or estimates sent with the application.</li><li>• A BRF sign to be supplied by WCC is affixed prominently to the front of the building or site upon commencement of any strengthening work and throughout the duration of the works.</li></ul>  |
| <b>References</b>                  | <p>Please refer to attachment three - glossary and references</p>  |

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The following summary details the information considered in the assessment of the Building Resilience Fund application for **Body Corporate 3320880 - 195 Vivian Street**.

| Building Information                                   |   |
|--|---|
| <b>Address</b>   | 195 Vivian Street aka 212 Victoria Street |
| <b>Applicant</b>                                       | Body corporate 3320880 – Neil Watson      |
| <b>Project</b>   | Detailed seismic assessment               |
| <b>Total project cost</b>                              | \$11,500                                  |
| <b>Amount requested</b>                                | \$11,500                                  |
| <b>Amount eligible for funding</b>                     | \$11,500                                  |
| <b>Recommended grant (excluding GST if applicable)</b> | \$11,500                                  |
| <b>Previous grants</b>                                 | No previous funding or grants received    |



- 195 Vivian Street is a 3 storey multi-residential building.
- Building site area – approx. 300m<sup>2</sup>
- Building floor area – approx. 900m<sup>2</sup>
- It is currently listed as potentially earthquake-prone.
- The building is located on a high traffic and emergency transport route being State Highway One, close to the junction of Victoria and Vivian Street.
- The building was constructed in the 1970's and constructed in compliance with standards and building code requirements of the time.
- This multi-residential building contains 9 units having 8 individual owners.

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**Building background** The building has not yet received an earthquake-prone notice (EQP). Based on MBIE’s methodology for identifying earthquake-prone buildings, Council has determined that the building is potentially EQP. The building falls within category B of MBIE’s building identification methodology, which covers pre 1976 buildings that are three or more storeys or 12 metres or greater in height. Buildings within this category have a higher likelihood of being earthquake-prone.

The building owners have been notified that the building is potentially earthquake-prone. The owners’ options include:

- Provide an engineer’s assessment confirming the building’s seismic performance using the new building standard (NBS) rating
- Provide evidence of an error
- Confirm that they do not intend to provide an engineering assessment at which point Council may obtain an engineering assessment and recover the costs.

Strengthening work was undertaken in 2003 to 70-75% of the previous building standard (NZS 4203:1992); however, the building needs to be assessed to the current or new building standard (NBS) NZS-1170:5:2004 to comply with the current earthquake-prone legislation.

The building contains 9 units that are a mix of owner occupied and tenanted units. Documentation provided show that due to the scale of the project, strengthening outcomes would be unlikely without council assistance.

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**Recommendation** The proposed work fits with the criteria of the BRF. Officers recommend that the full amount requested be allocated to this project.

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**BRF Outcome** The grant will achieve the following project specific outcomes:

- The building requires substantial maintenance work including weathertightness and building work for which the Body Corporate had earmarked funds toward. Without Council assistance, these funds would need to be used toward obtaining a DSA.

The grant will achieve the following overall BRF outcomes:

- Funding will be directed to a building where successful seismic investigation or strengthening outcomes would

|                                    |   |
|------------------------------------|---|
|                                    | <p>be unlikely without assistance.</p> <ul style="list-style-type: none"> <li>• Acknowledges the difficulties for owners faced with short time frames in which they must assess their buildings.</li> <li>• Contribute towards the safety and well-being of the public including the building tenants and pedestrians and vehicles in the vicinity of the building.</li> </ul>  |
| <b>Additional BRF condition(s)</b> | <p>Release of funds is subject to:</p> <ul style="list-style-type: none"> <li>• The detailed seismic assessment being completed within 18 months of the Committee meeting. When completed, an accountability report will be filed in the funding portal.</li> <li>• The DSA report being provided to Council's resilience team in order for Council to determine if a notice is required for the building.</li> <li>• Costs being equal to the quotes or estimates sent with the application.</li> <li>• A BRF sign to be supplied by WCC is affixed prominently to the front of the building or site upon commencement of any strengthening work and throughout the duration of the work.</li> </ul> |
| <b>References</b>                  | <p>Please refer to attachment three - glossary and references</p>   |

The following summary details the information considered in the assessment of the Building Resilience Fund application for **Dixonlane Apartments – 7 Feltex Lane**

| <b>Building Information</b>                            |   |
|--|---|
| <b>Address</b>   | 7 Feltex Lane aka 156 – 158 Victoria Street |
| <b>Applicant</b>                                       | Dixonlane Apartments                        |
| <b>Project</b>   | Detailed seismic assessment                 |
| <b>Total project cost</b>                              | \$9,400                                     |
| <b>Amount requested</b>                                | \$9,400                                     |
| <b>Amount eligible for funding</b>                     | \$9,400                                     |
| <b>Recommended grant (excluding GST if applicable)</b> | \$9,400                                     |
| <b>Previous grants</b>                                 | No previous funding or grants received      |



- 7 Feltex Lane is a 4 storey building comprised of a ground level with car-parking and storage, with apartments occupying the storeys above.
- Building site area – approx. 1059m<sup>2</sup>
- It is currently listed as potentially earthquake-prone.
- The building is located on a high traffic route.
- The building was constructed in 1972 and later altered in 1997 in compliance with standards and building code requirements of the time.
- This multi-residential building contains 29 units and 29 individual owners.

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**Building background** The building has not yet received an earthquake-prone notice (EQP). Based on MBIE’s methodology for identifying earthquake-prone buildings, Council has determined that the building is potentially EQP. The building falls within category B of MBIE’s building identification methodology, which covers pre 1976 buildings that are three or more storeys or 12 metres or greater in height. Buildings within this category have a higher likelihood of being earthquake-prone.

The building owners have been notified that the building is potentially earthquake-prone. The owners’ options include:

- Provide an engineer’s assessment confirming the building’s seismic performance using the new building standard (NBS) rating
- Provide evidence of an error
- Confirm that they do not intend to provide an engineering assessment at which point Council may obtain an engineering assessment and recover the costs.

Due to the building’s location, the new national system for managing EQP buildings brought into effect in July 2017 shows the building to be on a high traffic route.

Alterations to the building carried out in 1997 included strengthening work using the previous building standard (NZS 4203:1992); however, the building needs to be assessed to the current or new building standard (NBS) NZS-1170:5:2004 to comply with the current earthquake-prone legislation. A DSA will be required before seismic design for the building can be carried out. Funding will be used towards a DSA which will include a brief outline of options for upgrading any element that shows as a critical structural weakness to approximately 70% NBS.

The building contains 29 units that are a mix of owner occupied and tenanted units. Documentation provided show that due to the scale of the project, strengthening outcomes would be unlikely without council assistance.

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**Recommendation** The proposed work fits with the criteria of the BRf. Officers recommend that the full amount requested be allocated to this project.

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|------------------------------------|--|
| <b>BRF Outcome</b>                 | <p>The grant will achieve the following project specific outcomes</p> <ul style="list-style-type: none"><li>• Produce a report detailing options on securing critical structural weaknesses. This will inform the owners on the scope of the works that will be required to strengthen the building.</li></ul> <p>The grant will achieve the following overall BRF outcomes:</p> <ul style="list-style-type: none"><li>• Funding will be directed to a building where successful seismic strengthening outcomes would be unlikely without assistance.</li><li>• Acknowledges the difficulties for owners faced with short time frames in which they must assess their buildings.</li><li>• Contribute towards the safety and well-being of the public including the building tenants and pedestrians and vehicles in the vicinity of the building.</li></ul> |
| <b>Additional BRF condition(s)</b> | <p>Release of funds is subject to:</p> <ul style="list-style-type: none"><li>• The detailed seismic assessment being completed within 18 months of the Committee meeting. When completed, an accountability report will be filed in the funding portal.</li><li>• Costs being equal to the quotes or estimates sent with the application.</li><li>• The DSA report being provided to Council's resilience team in order for Council to determine if a notice is required for the building.</li><li>• A BRF sign to be supplied by WCC is affixed prominently to the front of the building or site upon commencement of any strengthening work and throughout the duration of the work.</li></ul>   |
| <b>References</b>                  | <p>Please refer to attachment three - glossary and references</p>  |

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The following summary details the information considered in the assessment of the Building Resilience Fund application for **Federico Family Trust – 349 The Parade**

| Building Information                                   |  |
|--|--|
| <b>Address</b>   | 349 The Parade                         |
| <b>Applicant</b>                                       | Federico Family Trust                  |
| <b>Project</b>   | Initial seismic assessment             |
| <b>Total project cost</b>                              | \$1,788.25                             |
| <b>Amount requested</b>                                | \$1,788.25                             |
| <b>Amount eligible for funding</b>                     | \$1,788.25                             |
| <b>Recommended grant (excluding GST if applicable)</b> | \$1,788.25                             |
| <b>Previous grants</b>                                 | No previous funding or grants received |



- 349 The Parade is two storey building comprising commercial spaces on the ground floor with residential occupancies.
- Building site area – approx. 130m<sup>2</sup>
- Building floor area – approx. 250m<sup>2</sup>
- The building is located on a high traffic route.
- The building was constructed in 1932 and constructed in compliance with standards of the time.
- It is primarily concrete and brick construction. The upper storeys were added to the ground floor shops in 1946.
- Elements of unreinforced masonry have been identified in the building.

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**Building background** The building has an Earthquake rating of 7% New Building Standard (NBS) as per Council IEP dated 01/10/2012. The building has been issued a notice stating that the building is earthquake-prone as its seismic performance, based on engineering advice contained in the IEP falls below the threshold of 34% NBS.

Due to the building's location on a high traffic route, the new national system for managing EQP buildings brought into effect in July 2017 has shortened the time frame for strengthening works to be carried out to the unreinforced elements of the building. These elements have a deadline of 04/03/2027 with the rest of the building having a deadline of 10/01/2029.

Documentation provided show that strengthening outcomes would be unlikely without council assistance. The ISA (initial seismic assessment) will identify critical structural weaknesses in the building and give a clearer indication of the NBS%. The information contained in the ISA can be used at a later time to develop a DSA.

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**Recommendation** The proposed work fits with the criteria of the BRF. Officers recommend that the full amount requested be allocated to this project.

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**BRF Outcome** The grant will achieve the following project specific outcomes:

- Determine the %NBS of the building and identify any critical structural weaknesses enabling the building owners to proceed with the next steps of securing the building.

The grant will achieve the following overall BRF outcomes:

- Funding will be directed to a building where successful seismic strengthening outcomes would be unlikely without assistance.
  - Acknowledges the difficulties for owners faced with reduced time frames in achieving compliance.
  - Contribute towards the safety and well-being of the public including the building tenants and pedestrians in the vicinity of the building.
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|                                    |   |
|------------------------------------|---|
| <b>Additional BRF condition(s)</b> | Release of funds is subject to: <ul style="list-style-type: none"><li>• The assessment being completed within 18 months of the Committee meeting. When completed, an accountability report will be filed in the funding portal.</li><li>• Costs being equal to the quotes or estimates sent with the application.</li></ul> |
| <b>References</b>                  | Please refer to attachment three - glossary and references  |

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The following summary details the information considered in the assessment of the Building Resilience Fund application for **Eric Cornick – 73 Hutt Road**

| <b>Building Information</b>                            |   |
|--|---|
| <b>Address</b>   | 73 Hutt Road  |
| <b>Applicant</b>                                       | Eric Cornick  |
| <b>Project</b>   | Detailed seismic assessment, concept design for strengthening and detailed design for strengthening   |
| <b>Total project cost</b>                              | \$41,240 (\$25,990 – DSA and concept design for strengthening, \$15,250 – Detailed design for strengthening)                                    |
| <b>Amount requested</b>                                | \$41,250  |
| <b>Amount eligible for funding</b>                     | \$41,250  |
| <b>Recommended grant (excluding GST if applicable)</b> | \$25,990  |
| <b>Previous grants</b>                                 | Funding from the Government and Council was received to assist with securing URM façade elements of the building in 2018 amounting to \$25,000. |



- 73 Hutt Road is a two storey commercial building consisting of one storey with a mezzanine floor to the front of the building and two storeys to the rear.
- Building site area – approx. 408m<sup>2</sup>
- Building floor area – approx. 725m<sup>2</sup>
- It is a priority building as the building has unreinforced masonry elements and is located on a high traffic and emergency transport route.
- The building was constructed in the 1920s and constructed in compliance with standards and building code requirements of the time.
- This commercial building is currently occupied by a joinery business

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**Building background** The building has an Earthquake rating of 20% New Building Standard (NBS) as per Council IEP dated 29/01/2008. The building has been issued a notice stating that the building is earthquake-prone as its seismic performance, based on engineering advice contained in the IEP falls below the threshold of 34% NBS. The notice will expire on the 02/04/2027.

Due to the building’s location and construction containing unreinforced masonry (URM) elements, the new national system for managing EQP buildings brought into effect in July 2017 has made this a priority building.

Owners carried out the required works to secure URM elements of the building in 2018 but did not proceed with additional seismic works due to lack of funds toward the project. A DSA will be required before seismic design for the building can be carried out. Funding has been requested for a DSA that incorporates a concept design for strengthening and additionally, a detailed seismic design with engineer’s construction monitoring.

Documentation provided show that due to the scale of the project, strengthening outcomes would be unlikely without council assistance.

---

**BRF Outcome** The grant will achieve the following project specific outcomes:

- Produce a concept design to inform the owners of the scope of the works that will be required to strengthen the building.

The grant will achieve the following overall BRF outcomes:

- Funding will be directed to a building where successful seismic strengthening outcomes would be unlikely without assistance.
- Acknowledges the difficulties for owners in achieving compliance within the given timeframes.
- Contribute towards the safety and well-being of the public including the building tenants, visitors and pedestrians and vehicles in the vicinity of the building.

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**Recommendation** The proposed work fits within the criteria of the BRF. Officers recommend that the amount requested for the DSA should be allocated to this project. The cost of the detailed design has also been requested. This design will incorporate the

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information acquired through carrying out the DSA. The purpose of the BRF is to assist in initiating a strengthening process. The criteria (number 4) for the fund details that funding towards a DSA can be applied for. By approving the detailed design in conjunction with the DSA, the likelihood of positive seismic outcomes increases and the risk of further works not being undertaken decreases however, design is not included in the criteria at this stage.

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**Additional BRF condition(s)**

Release of funds is subject to:

- The detailed seismic assessment being completed within 18 months of the Committee meeting. When completed, an accountability report will be filed in the funding portal.
- Costs being equal to the quotes or estimates sent with the application.
- A BRF sign to be supplied by WCC is affixed prominently to the front of the building or site upon commencement of any strengthening work and throughout the duration of the work.

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**References**

Please refer to attachment three - glossary and references

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The following summary details the information considered in the assessment of the Building Resilience Fund application for **Hardwick Trustees Limited – 188 Thorndon Quay**

| Building Information                                   |  |
|--|--|
| <b>Address</b>   | 188 Thorndon Quay                      |
| <b>Applicant</b>                                       | Hardwick Trustees Limited              |
| <b>Project</b>   | Detailed seismic assessment            |
| <b>Total project cost</b>                              | \$10,545                               |
| <b>Amount requested</b>                                | \$10,545                               |
| <b>Amount eligible for funding</b>                     | \$10,545                               |
| <b>Recommended grant (excluding GST if applicable)</b> | \$10,545                               |
| <b>Previous grants</b>                                 | No previous funding or grants received |



- 188 Thorndon Quay is a two storey commercial building with a residential occupancy on the second storey.
- Building site are – approx. 300m2
- Building floor area – approx. 600m2
- Wellington City Council District Plan maps show that the building is located in a ground shaking hazard area.
- It is a priority building as it is located on a high traffic and emergency transport route.
- The building was constructed in the 1960s and constructed in compliance with previous standards and building code requirements.

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**Building background** The building has an Earthquake rating of 8% New Building Standard (NBS) as per Council IEP dated 30/04/2007. The building has been issued a notice stating that the building is earthquake-prone as its seismic performance, based on engineering advice contained in the IEP falls below the threshold of 34% NBS. The notice will expire on the 21/02/2026.

Due to the building's location, the new national system for managing EQP buildings brought into effect in July 2017 has made the building a priority.

A DSA will be required before seismic design for the building can be carried out. Funding will be used towards a DSA and the provision of preliminary drawings for possible strengthening options for the building to as near as practical to 67%NBS.

The building is occupied by a commercial tenant on the ground floor with a residential tenancy in the upper floor. Documentation provided show that strengthening outcomes would be unlikely without council assistance.

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**Recommendation** The proposed work fits with the criteria of the BRF. Officers recommend that the full amount requested be allocated to this project.

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**BRF Outcome** The grant will achieve the following project specific outcomes:

- Determine the %NBS of the building and identify any critical structural weaknesses enabling the building owners to proceed with the next steps of securing the building.

The grant will achieve the following overall BRF outcomes:

- Funding will be directed to a building where successful seismic strengthening outcomes would be unlikely without assistance.
- Acknowledges the difficulties for owners faced with funding and time constraints in achieving compliance.
- Contribute towards the safety and well-being of the public including the building tenants and pedestrians and vehicles in the vicinity of the building.

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|                                    |  |
|------------------------------------|--|
| <b>Additional BRF condition(s)</b> | Release of funds is subject to: <ul style="list-style-type: none"><li>• The detailed seismic assessment being completed within 18 months of the Committee meeting. When completed, an accountability report will be filed in the funding portal.</li><li>• Costs being equal to the quotes or estimates sent with the application</li><li>• A BRF sign to be supplied by WCC is affixed prominently to the front of the building or site upon commencement of any strengthening works and throughout the duration of the work.</li></ul> |
| <b>References</b>                  | Please refer to attachment three - glossary and references   |

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The following summary details the information considered in the assessment of the Building Resilience Fund application for **Karori Lawn Tennis Club – 226 Karori Road**

| <b>Building Information</b>                            |  |
|--|--|
| <b>Address</b>   | 226 Karori Road                        |
| <b>Applicant</b>                                       | Karori Lawn Tennis Club                |
| <b>Project</b>   | Detailed seismic assessment            |
| <b>Total project cost</b>                              | \$8,000                                |
| <b>Amount requested</b>                                | \$8,000                                |
| <b>Amount eligible for funding</b>                     | \$8,000                                |
| <b>Recommended grant (excluding GST if applicable)</b> | \$8,000                                |
| <b>Previous grants</b>                                 | No previous funding or grants received |



- The Karori Lawn Tennis Club is a two storey building constructed of timber framing and light claddings such as weatherboard and steel. The basement level is constructed of concrete with a concrete retaining wall.
- Building site are – approx. 100m2
- Building floor area – approx. 100m2
- The building is located on a high traffic route.
- The building was constructed in the 1950s and constructed in compliance with previous standards and building code requirements.
- The Karori Lawn Tennis club was established in 1903. The club currently has 70 members using clubrooms, committee rooms, showers and storage facilities in the building.

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**Building background** The building has an Earthquake rating of 18% New Building Standard (NBS) as per Council IEP dated 29/10/2012. The building has been issued a notice stating that the building is earthquake-prone as its seismic performance, based on engineering advice contained in the IEP (initial evaluation procedure) falls below the threshold of 34% NBS.

The new national system for managing EQP buildings brought into effect in July 2017 has located the building on a high traffic route. The building’s notice will expire 31/01/2029.

The owners carried out an initial seismic assessment (ISA) of the building in 2013 which confirmed the findings of the Council IEP. The engineer’s assessment detailed the mode of failure to be the concrete retaining wall. A DSA was recommended with a description of work that could be undertaken to secure the retaining wall but this did not proceed due to lack of funds toward the project. A DSA will be required before seismic design for the building can be carried out. Funding will be used towards a DSA, seismic design and engineer’s construction monitoring of the strengthening work.

Documentation provided show that strengthening outcomes would be unlikely without council assistance however strengthening of the building is a high priority for the club and likely to proceed.

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**Recommendation** The proposed work fits with the criteria of the BRF. Officers recommend that the full amount requested be allocated to this project.

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**BRF Outcome** The grant will achieve the following project specific outcomes:

- Enable the club to meet its obligations under the Building Act and continue to operate providing a community recreational space.

The grant will achieve the following overall BRF outcomes:

- Funding will be directed to a building where successful seismic strengthening outcomes would be unlikely without assistance.
  - Acknowledges the difficulties for owners faced with reduced time frames in achieving compliance.
  - Contribute towards the safety and well-being of the
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|                                    |   |
|------------------------------------|---|
|                                    | public including the building tenants and pedestrians in the vicinity of the building (or other to be detailed).  |
| <b>Additional BRF condition(s)</b> | Release of funds is subject to: <ul style="list-style-type: none"><li>• The detailed seismic assessment being completed within 18 months of the Committee meeting. When completed, an accountability report will be filed in the funding portal.</li><li>• Costs being equal to the quotes or estimates sent with the application</li><li>• A BRF sign to be supplied by WCC is affixed prominently to the front of the building or site upon commencement of any strengthening work and throughout the duration of the work.</li></ul> |
| <b>References</b>                  | Please refer to attachment three - glossary and references  |

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The following summary details the information considered in the assessment of the Building Resilience Fund application for **Tawa Rugby Football Club - 23A Lyndhurst Road**

| Building Information  |  |
|---|--|
| <b>Address</b>  | 23A Lyndhurst Road   |
| <b>Applicant</b>  | Tawa Rugby Football Club   |
| <b>Project</b>  | Seismic assessment and concept strengthening design  |
| <b>Total project cost</b>   | \$13,000   |
| <b>Amount requested</b>   | \$13,000   |
| <b>Amount eligible for funding</b>  | \$13,000   |
| <b>Recommended grant (excluding GST if applicable)</b>                              | \$13,000   |
| <b>Previous grants</b>  | <p>Social and Recreation Fund</p> <ul style="list-style-type: none"> <li>• 31/10/2013 – Synthetic Turf \$15,000 – Declined</li> <li>• 16/04/2014 – Artificial Turf \$10,000 – Complete</li> </ul> <p>Tawa Community Funding</p> <ul style="list-style-type: none"> <li>• 28/02/2017 – Coach development office - \$500 - Complete</li> </ul>   |
|  | <ul style="list-style-type: none"> <li>• Tawa Rugby Football Club is a two storey building constructed of concrete panels, steel and timber framing with lightweight steel cladding.</li> <li>• The building was constructed in the 1960s and constructed in compliance with standards and building code requirements of the time.</li> <li>• Building site are – approx. 810m2</li> <li>• Building floor area – approx. 1155m2</li> <li>• Alterations took place in 2001 and 2011 to upgrade bathrooms and interiors.</li> <li>• The club is a large building consisting of a gymnasium to the east side and clubrooms over changing rooms and storage to the west side.</li> </ul> |

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|                                    |   |
|------------------------------------|---|
| <b>Building background</b>         | <p>The building has an Earthquake rating of 20% New Building Standard (NBS) as per Council IEP dated 25/11/2013. The building has been issued a notice stating that the building is earthquake-prone as its seismic performance, based on engineering advice contained in the IEP (initial evaluation procedure) falls below the threshold of 34% NBS. The notice expires on 29/05/2032.</p> <p>Funding will be used towards a partial seismic assessment (partial DSA) of the building to understand its seismic capacity and deficiencies, seismic capacity of its principal elements in terms of %NBS (New Building Standard). Concept strengthening calculations and concept design and sketches will be provided by the engineer. These will suggest a level of strengthening based on the findings. The engineer will prepare a concept Design Feature Report outlining the basis of design including the seismic capacity to be achieved.</p> <p>Documentation provided show that due to the scale of the project, strengthening outcomes would be unlikely without council assistance however strengthening of the building is a priority for the club.</p> |
| <b>Recommendation</b>              | <p>The proposed work fits with the criteria of the BRF. Officers recommend that the full amount requested be allocated to this project.</p>   |
| <b>BRF Outcome</b>                 | <p>The grant will achieve the following project specific outcomes:</p> <ul style="list-style-type: none"><li>• Enable the club to meet its obligations under the Building Act and continue to operate providing a community recreational space.</li></ul> <p>The grant will achieve the following overall BRF outcomes:</p> <ul style="list-style-type: none"><li>• Funding will be directed to a building where successful seismic strengthening outcomes would be unlikely without assistance.</li><li>• Acknowledges the difficulties for owners faced with reduced time frames in achieving compliance.</li><li>• Contribute towards the safety and well-being of the public including the building tenants and pedestrians in the vicinity of the building (or other to be detailed).</li></ul>  |
| <b>Additional BRF condition(s)</b> | <p>Release of funds is subject to:</p> <ul style="list-style-type: none"><li>• The seismic assessment being completed within 18</li></ul>   |

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months of the Committee meeting. When completed, an accountability report will be filed in the funding portal.

- Costs being equal to the quotes or estimates sent with the application
- A BRF sign to be supplied by WCC is affixed prominently to the front of the building or site upon commencement of any seismic work and throughout the duration of the work.

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**References**

Please refer to attachment three - glossary and references

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The following summary details the information considered in the assessment of the Building Resilience Fund application for **The Terminus Store Limited – 335 The Parade**

| <b>Building Information</b>                            |  |
|--|--|
| <b>Address</b>   | 355 The Parade   |
| <b>Applicant</b>                                       | The Terminus Store Limited – Michael McCormack   |
| <b>Project</b>   | Detailed seismic assessment  |
| <b>Total project cost</b>                              | \$7,335  |
| <b>Amount requested</b>                                | \$7,335  |
| <b>Amount eligible for funding</b>                     | \$7,335  |
| <b>Recommended grant (excluding GST if applicable)</b> | \$7,335  |
| <b>Previous grants</b>                                 | Funding from the Government and Council was received to assist with securing URM façade elements of the building in 2018 amounting to \$39,496 |



- 355 The Parade is two storey building comprising a commercial space on the ground floor occupied by artist Michael McCormack’s studio and gallery with residential occupancies in the upper levels.
- Building site are – approx. 120m2
- Building floor area – approx. 220m2
- The building is located on a high traffic route.
- The building was constructed in 1923 and constructed in compliance with standards of the time. It is primarily concrete and brick construction.
- Elements of unreinforced masonry have been identified in the building.
- McCormack’s Gallery and Studio has been operating in the building for over 17 years. Michael McCormack purchased the building 10 years ago.

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**Building background** The building has not yet received an earthquake-prone notice (EQP). Based on MBIE’s methodology for identifying earthquake-prone buildings, Council has determined that the building is potentially earthquake-prone. The building falls within category A of MBIE’s building identification methodology, which covers buildings that contain unreinforced masonry (URM). Buildings within this category have a higher likelihood of being earthquake-prone.

The building owners have been notified that the building is potentially earthquake-prone. The owners’ options include:

- Provide an engineer’s assessment confirming the building’s seismic performance using the new building standard (NBS) rating
- Provide evidence of an error
- Confirm that they do not intend to provide an engineering assessment at which point Council may obtain an engineering assessment and recover the costs.

Owners carried out the required works to secure URM elements of the building in 2018 but did not proceed with additional seismic works due to lack of funds toward the project.

A DSA will be required to ascertain the building’s seismic performance before strengthening design for the building can be carried out. Funding has been requested for a DSA that incorporates sketches for possible strengthening options for the building to as near as practical to 67%NBS.

Documentation provided show that due to the scale of the project, strengthening outcomes would be unlikely without council assistance, however strengthening of the building is a high priority for the owners and likely to proceed.

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**Recommendation** The proposed work fits with the criteria of the BRF. Officers recommend that the full amount requested be allocated to this project.

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**BRF Outcome** The grant will achieve the following project specific outcomes:

- Enable the owners to meet their obligations under the Building Act and continue to operate in their local community.

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|                                    |   |
|------------------------------------|---|
|                                    | <p>The grant will achieve the following overall BRF outcomes:</p> <ul style="list-style-type: none"><li>• Funding will be directed to a building where successful seismic strengthening outcomes would be unlikely without assistance.</li><li>• Acknowledges the difficulties for owners faced with reduced time frames in achieving compliance.</li><li>• Contribute towards the safety and well-being of the public including the building tenants and pedestrians in the vicinity of the building (or other to be detailed).</li></ul>  |
| <b>Additional BRF condition(s)</b> | <p>Release of funds is subject to:</p> <ul style="list-style-type: none"><li>• The detailed seismic assessment being completed within 18 months of the Committee meeting. When completed, an accountability report will be filed in the funding portal.</li><li>• Costs being equal to the quotes or estimates sent with the application.</li><li>• The DSA report being provided to Council’s resilience team in order for Council to determine if a notice is required for the building.</li><li>• A BRF sign to be supplied by WCC is affixed prominently to the front of the building or site upon commencement and throughout the duration of the works.</li></ul> |
| <b>References</b>                  | <p>Please refer to attachment three - glossary and references</p>   |

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## Attachment Two: Applications to the Building Resilience Fund (2019/2020)

### Eligibility criteria

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Applications for the Building Resilience Fund must meet all the following criteria:

1. The application must relate to a non-heritage building that has been identified as potentially earthquake-prone or issued with an earthquake-prone building notice by Wellington City Council.
2. The building is either:
  - Primarily residential use (more than 50%) and with a complex ownership arrangement such as a body corporate, or
  - A small (one or two storey) building.
3. The applicant must be the owner or part-owner of the building:
  - This includes private owners, body corporates, charitable trusts or church organisations.
  - The following are ineligible: the Crown, state sector organisations, overseas state agencies, district health boards, community boards, Council-controlled organisations and Council business units.
4. The application can only be to fund or part-fund a detailed seismic assessment.
5. The assessment applied for must not have started prior to the Council Committee decision on the application.
6. Funding will be directed towards buildings where successful seismic strengthening outcomes will be unlikely without assistance. This means:
  - Grants will be directed towards buildings that are owned by individuals, body corporates, community groups or small to medium sized companies.
  - Applications from limited companies must identify if they are affiliated with larger commercial entities.
  - All applicants must demonstrate they do not have excess unallocated reserve funds.

## **Assessment and Allocation**

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When **assessing** applications we consider:

- Buildings approaching the expiry date of their EPB notice
- Buildings that are potentially earthquake-prone and require an assessment to determine the building's %NBS
- The building's location and if it is considered a priority building being positioned on a high traffic or emergency transport route
- Projects which assess more than one attached building or the intention to provide information to neighbouring buildings following the assessment
- The risk of further work not being carried out following the building's assessment

When **allocating** funding we consider:

- 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 (March 2020 being the first round, this will be a consideration moving forward)
- Equitable distribution in the current round the amount of funding available for allocation.

## **Successful fund applications**

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- When an applicant has been allocated a grant, they have 18 months to complete the work. The grant will be paid once the work is completed and they have submitted an accountability application through the online funding portal.
- All invoices, reports, and any other information relating to the project must be provided. The accountability submission must also include information about any conditions of the funding agreement.
- If the invoiced amounts are significantly different from the original estimated costs or relate to work that was not applied for, we will revise your payment accordingly.
- Council will pay the grant into your bank account once all information is received.



| App #         | Address                                   | Applicant                            | BRF eligibility criteria       |  |                                      |   |  |                                       | Additional notes on use, ownership, engineering assessment, finances, and/or application completeness | Eligible for BRF?   |  |
|---------------|---|--------------------------------------|--------------------------------|--|--------------------------------------|---|--|---------------------------------------|---|---|--|
|               |   |                                      | 1.(a) Building is not heritage | 1.(b) Building is potentially EPB or EPB | 2. Building use is of a certain type | 3. The applicant is an owner who meets criteria | 4. Complete or partial DSA funding requested | 5. The assessment has not yet started |   |   | 6. The owner has no excess unallocated funding available |
| 202002-008274 | 3 Aro Street - Blythswood Flats           | Blythswood Flats                     | Not heritage                   | EPB                                      | Primarily residential                | Body corporate                                  | Complete                                     | No                                    | Owner can afford assessment + potential unallocated funds   | Application complete. Details of account set aside for seismic strengthening of the building. This has been accumulated over time following advice from engineers formerly engaged. | Yes  |
| 202002-008277 | 195 Vivian Street aka 212 Victoria Street | Body Corporate 3320880 (Neil Watson) | Not heritage                   | Potentially EPB                          | Primarily residential                | Body corporate                                  | Complete                                     | No                                    | Owner can afford assessment only  | Application complete. Funds set aside for required maintenance work have been indicated to be used for DSA.   | Yes  |
| 202001-008245 | 7 Feltex Lane                             | Dixonlane Apartments Body Corporate  | Not heritage                   | Potentially EPB                          | Primarily residential                | Body corporate                                  | Complete                                     | No                                    | Owner can afford assessment + potential unallocated funds   | Application complete. Funds available to be used for DSA.   | Yes  |
| 202002-008278 | 349 The Parade                            | Federico Family Trust                | Not heritage                   | EPB                                      | 1-2 storey mixed use res/com         | Multiple private owners                         | Complete                                     | No                                    | Owner can afford assessment only  | Application complete. Request is for an ISA.  | Yes  |
| 202001-008244 | 73 Hutt Road                              | EB & BR Cornick                      | Not heritage                   | EPB                                      | 1-2 storey commercial                | Private owner                                   | Complete                                     | No                                    | Owner can afford assessment + potential unallocated funds   | Application complete. Funds available that can be used toward the DSA and detailed seismic design   | Yes  |
| 202001-008243 | 188 Thorndon Quay                         | Hardwick Trustees Limited            | Not heritage                   | EPB                                      | 1-2 storey mixed use res/com         | Private owner                                   | Complete                                     | No                                    | Owner can afford assessment only  | Application complete.   | Yes  |
| 202001-008235 | 226 Karori Road                           | Karori Lawn Tennis Club              | Not heritage                   | EPB                                      | 1-2 storey commercial                | Community group                                 | Complete                                     | No                                    | Owner can afford assessment only  | Application complete. Financial information indicates that the owner can fund the assessment.   | Yes  |
| 202002-008275 | 55 Northland Road                         | Buttar Family Trust                  | Not heritage                   | EPB                                      | 1-2 storey mixed use res/com         | Private owner                                   | Does not meet criteria                       | Yes                                   | Owner can afford assessment only  | DSA has been carried out - applicant ineligible   | No   |
| 202002-008268 | 23A Lyndhurst Park                        | Tawa Rugby Club                      | Not heritage                   | EPB                                      | 1-2 storey commercial                | Community group                                 | Complete                                     | No                                    | Owner can afford assessment only  | Application complete. Funds available to be used for DSA.   | Yes  |
| 202002-008279 | 355 The Parade                            | The Terminus Store Ltd               | Not heritage                   | EPB                                      | 1-2 storey mixed use res/com         | Company ownership                               | Complete                                     | No                                    | Owner can afford assessment only  | Application complete. Funds available to be used for DSA.   | Yes  |

Total in fund \$500,000  
Eligible \$132,558  
Recommended \$132,558  
Unallocated \$367,442

| App #         | Address                                   | Applicant                            | Potential benefit to occupants/the public | Potential benefit for neighbouring buildings | Risk of further work not happening, eg owner history | Building's EPB status | Building's priority status | Building use                 | Additional notes   | Summary score | Allocation         |                  |                             |                   |  |
|---------------|---|--------------------------------------|---|--|--|-----------------------|----------------------------|------------------------------|--|---------------|--------------------|------------------|-----------------------------|-------------------|--|
|               |   |                                      |   |  |  |                       |                            |                              |  |               | Total project cost | Amount requested | Amount eligible for funding | Recommended grant | Percentage of eligible funding granted |
| 202002-008274 | 3 Aro Street - Blythswood Flats           | Blythswood Flats                     | High - to occupants/the public            | No - detached building                       | Low - see additional notes                           | EPB, with >6 years    | Emergency and high traffic | Primarily residential        | Financial information indicates that the owner has funding to continue work beyond the DSA. A modest account for maintenance work would be used toward funding the DSA. At this stage the building is potentially EQP. The DSA will confirm EQP status and whether additional work will be required. | 9             | \$45,000.00        | \$45,000.00      | \$45,000.00                 | \$45,000.00       | 100.00%                                |
| 202002-008277 | 195 Vivian Street aka 212 Victoria Street | Body Corporate 3320880 (Neil Watson) | High - to occupants/the public            | No - detached building                       | Moderate - see additional notes                      | Potentially EPB       | Emergency and high traffic | Primarily residential        | Financial information indicates that the owner has funding to acquire the DSA. At this stage the building is potentially EQP. The DSA will confirm EQP status and whether additional work will be required.  | 8             | \$11,500.00        | \$11,500.00      | \$11,500.00                 | \$11,500.00       | 100.00%                                |
| 202001-008245 | 7 Felte Lane                              | Dixonlane Apartments Body Corporate  | High - to occupants/the public            | No - detached building                       | Moderate - see additional notes                      | Potentially EPB       | High Traffic               | Primarily residential        | Financial information indicates that the owner has funding to acquire the DSA. At this stage the building is potentially EQP. The DSA will confirm EQP status and whether additional work will be required.  | 8             | \$9,400.00         | \$9,400.00       | \$9,400.00                  | \$9,400.00        | 100.00%                                |
| 202002-008278 | 349 The Parade                            | Federico Family Trust                | High - to occupants/the public            | No - detached building                       | High - see additional notes                          | EPB, with >6 years    | High Traffic               | 1-2 storey mixed use res/com | Financial information indicates that the owner can fund ISA.   | 7             | \$1,788.25         | \$1,788.25       | \$1,788.25                  | \$1,788.25        | 100.00%                                |
| 202001-008244 | 73 Hutt Road                              | EB & BR Cornick                      | High - to occupants/the public            | No - detached building                       | Moderate - see additional notes                      | EPB, with >6 years    | Emergency and high traffic | 1-2 storey commercial        | Financial information indicates that the owner can fund DSA and detailed seismic design  | 8             | \$41,250.00        | \$41,250.00      | \$25,990.00                 | \$25,990.00       | 100.00%                                |
| 202001-008243 | 188 Thorndon Quay                         | Hardwick Trustees Limited            | High - to occupants/the public            | No - detached building                       | Moderate - see additional notes                      | EPB, with <6 years    | Emergency and high traffic | 1-2 storey commercial        | Financial information indicates that the owner can fund the assessment.  | 9             | \$10,545.00        | \$10,545.00      | \$10,545.00                 | \$10,545.00       | 100.00%                                |
| 202001-008235 | 226 Karori Road                           | Karori Lawn Tennis Club              | High - to occupants/the public            | No - detached building                       | Moderate - see additional notes                      | EPB, with >6 years    | High Traffic               | 1-2 storey commercial        | Financial information indicates that the owner can fund the assessment.  | 8             | \$8,000.00         | \$8,000.00       | \$8,000.00                  | \$8,000.00        | 100.00%                                |
| 202002-008275 | 55 Northland Road                         | Buttar Family Trust                  |   |  |  |                       |                            |                              |  |               |                    |                  |                             |                   |  |
| 202002-008268 | 23A Lyndhurst Park                        | Tawa Rugby Club                      | High - to occupants/the public            | No - detached building                       | Moderate - see additional notes                      | EPB, with >6 years    | High Traffic               | 1-2 storey commercial        | Financial information indicates that the owner can fund the assessment.  | 8             | \$13,000.00        | \$13,000.00      | \$13,000.00                 | \$13,000.00       | 100.00%                                |
| 202002-008279 | 355 The Parade                            | The Terminus Store Ltd               | High - to occupants/the public            | No - detached building                       | Moderate - see additional notes                      | Potentially EPB       | High Traffic               | 1-2 storey mixed use res/com | Financial information indicates that the owner can fund the assessment.  | 8             | \$7,335.00         | \$7,335.00       | \$7,335.00                  | \$7,335.00        | 100.00%                                |

## **Attachment Three: Building Resilience Fund – Glossary and references (2019/2020)**

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### **Detailed Seismic Assessment (DSA)**

A DSA engineering assessment involves an in-depth look at a building's seismic performance. It generally gives a better idea of the building's earthquake rating as compared to an IEP or ISA.

### **Earthquake-prone buildings (EPBs)**

Earthquake-prone buildings have a higher chance of causing damage or injury in a moderate earthquake. The Building Act 2004 requires owners of EPBs to carry out seismic work within a specified timeframe. For more information visit: [www.wellington.govt.nz/epb-process](http://www.wellington.govt.nz/epb-process).

### **Initial Evaluation Procedure (IEP) engineering assessment**

IEPs are very basic and broad assessments carried out by engineers contracted to the Council. To compile an IEP, engineers visited the outside of the building to view the building in its environs and may have reviewed drawings held on file.

### **Initial Seismic Assessment (ISA)**

A modern equivalent of an IEP.

### **New building standard (NBS)**

As a part of the EPB process buildings are given an earthquake rating, commonly referred to as a percentage of the NBS. This figure indicates how a building would perform in a moderate earthquake as compared to a new building that was built on 1 July 2017. For more information visit: [www.wellington.govt.nz/epb-process](http://www.wellington.govt.nz/epb-process).

### **Priority buildings**

Priority buildings have a shortened timeframe for completing seismic work. Buildings can be identified as a priority because of their construction type, use, or location. For more information visit: [www.wellington.govt.nz/epb-priority-buildings](http://www.wellington.govt.nz/epb-priority-buildings).

### **Seismic work**

EPBs require seismic work to ensure that they are no longer earthquake-prone. This generally involves strengthening or demolition to part or all of the building.

### **Unreinforced masonry (URM)**

URM buildings are constructed using, or contain significant elements of, clay brick, concrete block or natural stone units bound together using lime or cement mortar, without any reinforcing elements such as steel reinforcing bars.

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**Timeline of an EPB**

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1. The building owners are notified that the building is potentially earthquake-prone. The owners' options include:
  - Providing an engineer's assessment confirming the building's seismic performance using the new building standard (NBS) rating
  - Providing evidence of an error
  - Confirm that they do not intend to provide an engineering assessment at which point Council may obtain an engineering assessment and recover the costs.
2. The building owner may choose to engage an engineer to carry out an ISA or DSA to determine the %NBS.
3. The engineer will study documentation and drawings available on the building's history. Where documentation is hard to interpret the engineer may need to use more invasive techniques in determining the construction methods used in a building. This may include but is not limited to investigating foundations, framings and claddings.
4. The engineer will compile a report of the findings with options to strengthen the building. This may include details of work to critical structural weaknesses to provide strengthening to above 34%NBS.
5. In order to ascertain the scope of the works required to achieve a greater seismic strengthening outcome and the cost of such work, a detailed seismic design will be required. This will also enable the engineer to determine the %NBS achievable.
6. The engineer will carry out the detailed seismic design using the information acquired in the DSA.
7. On completion of the detailed seismic design, building consent and (if required) resource consent will be applied for.
8. Once all consents are approved, the strengthening works can begin.
9. Upon completion of the works and the issuing of a Code Compliance Certificate, the EPB notice can be uplifted and removed from MBIE's national register.