

REPORT 2
(1215/52/IM)

HERITAGE GRANTS

1. Purpose of Report

This report seeks approval for the allocation of the first round of grant applications received for funding from the Built Heritage Incentive Fund (BHIF) in 2012/13.

2. Executive Summary

The Built Heritage Incentive Fund helps with the conservation, restoration and protection of Wellington's heritage-listed buildings and objects. This financial year, particular emphasis is placed on projects that reduce or eliminate potential hazards. This round has eleven applications and six are for seismic strengthening, either initial assessments or design.

Eleven applications were received seeking funding of \$488,099.45. All are recommended for BHIF allocation to a total of \$130,150. This is the first of two rounds in the financial year of 2012/13, and if allocated as directed the residue for March 2013 will be \$198,850. The closing date for applications was extended from July until the end of August 2012. This allowed BHIF to be included in the first group of the new on-line application system.

3. Recommendations

It is recommended that the Committee:

- 1. Receive the information.*
- 2. Agree to the allocation of all grants and associated conditions to applicants in the August 2012 round of the Built Heritage Incentive Fund, as assessed by Council officers, as follows:*

Built Heritage Incentive Fund Grants – August 2012

	Project	Purpose	Additional Conditions	Grant Proposed (\$ ex GST)
1	272 Wakefield Street, Body Corp 79495	Seismic analysis.	A copy of the engineering report to Heritage team.	4,000
2	26 Tarikaka Street, Ngaio	Roof repairs.	General compliance.	1,500
3	Religious Society of Friends	Seismic works Stages 1 and 2.	Copies of professional reports for assessment by Heritage team.	30,000

4	Former Balmoral Flats	Construction of drain system and repair of surfaces.	Monitoring by Heritage team.	5,000
5	Ohariu Valley Hall	Structural assessment of seismic strength.	The report is discussed with Heritage team before any detailed plans are completed or works commence.	9,000
6	Perth Chambers 1925	Feasibility analysis and concept drawings for seismic strengthening.	A heritage professional to review and approve the design before construction commences.	10,000
7	332 Tinakori Road	Structural integrity of building is achieved through repair project and reinstatement of working spouting and downpipes.	Monitoring by Heritage team.	15,000
8	Former shop, 24 Waitoa Rd, Hataitai	Rebuild of canopy and reinstatement of veranda poles.	Monitoring by Heritage team.	2,650
9	61 Majoribanks Street	To prepare seismic strengthening design (Stage 2) for implementation	General compliance.	3,000
10	27 and 27a Waitoa Street, Hataitai	To upgrade seismic strengthening to 67% of Code	A copy of the engineering report to Heritage team.	20,000
11	Belvedere 82 Majoribanks Street	Repair of all timber windows.	Monitoring by Heritage team.	30,000
	Total			\$130,150

4. Background

The Built Heritage Incentive Fund is a key initiative of the Wellington Heritage Policy 2010. The policy demonstrates Council's "commitment to the city's built heritage to current owners, the community, visitors to the city and to future generations".

Officers have assessed each application against the criteria as approved by SPC on 5 May 2011. There is \$329,000 available for grants in the 2012/2013 financial year. This is the first of two rounds for this financial year.

Eleven applications were received seeking funding of \$488,099.45. All are recommended for BHIF allocation to a total of \$130,150.

There are no outstanding matters that require consideration at this time.

5. Discussion

5.1 Applications received

Due to the introduction of the on-line grants system, the normal July end deadline was extended to the end of August; all rounds will return to normal timing after this round. The two Hataitai applications have arisen from the mail out to owners of heritage places in July 2011.

In this round, eleven applications have been received requesting funding of \$488,099.45. Council officers have reviewed the applications and determined that all eleven applications meet the criteria although parts of one application were declined as the works had already commenced.

5.2 Funding allocation process

A number of factors are considered in determining the level of importance of the grant application projects. These factors include:

- the risk of the heritage value diminishing if funding is not granted
- there is a level of confidence in the proposed quality of the work/professional advice
- funding acknowledges the additional costs associated with the listing of a heritage item
- the project is visible and/or accessible to the public
- the project will provide a benefit to the community.

At the SPC meeting of 5 May 2011, direction was given to Officers to place a weighting on:

1. those applications that aim to reduce or eliminate potential hazards to humans (i.e. fire protection or seismic strengthening) without impacting on heritage outcome
2. identify and address risks to the preservation of heritage materials or fabric through natural processes (decay)
3. other applications that meet the criteria of the fund.

In all circumstances the prominence and significance of the site and building will be considered.

In addition to the level of importance of the project, further factors are considered in determining the level of funding appropriate for each application:

- the value of the funding request
- the value of the funding request when considered against the total project cost

- the value of discrete stages of the project relating to immediate risk
- parity with similar projects in previous rounds
- equitable distribution in the current round
- the amount of funding available for allocation in the second round, in March 2012.

5.3 Officers' recommendations

It is recommended that funds for this round are allocated in the following manner:

Built Heritage Incentive Fund Grants – August 2012

	Project	Project Total Cost	Grant Requested	Grant Proposed (\$ ex GST)
1	272 Wakefield Street Body Corp 79495	8,625	8,625	4,000
2	26 Tarikaka Street Ngaio	11,268	11,268	1,500
3	Religious Society of Friends	252,226.90	30,000	30,000
4	Former Balmoral Flats	32,205.75	30,000	5,000
5	Ohariu Valley Hall	9,000	9,000	9,000
6	Perth Chambers	18,400	18,400	10,000
7	332 Tinakori Road	54,425	54,425	15,000
8	Former shop, 24 Waitoa Rd Hataitai	2,649.45	2,649.45	2,650
9	61 Majoribanks Street	360,000	3,000	3,000
10	27 and 27a Waitoa Street Hataitai	282,825	80,000	20,000
11	Belvedere 82 Majoribanks Street	252,403	250,000	30,000
	Totals	\$1,284,068. 71	\$488,099.45	\$130,150

5.4 Officers' consideration

A discussion of each application is set out below.

Project 1	272 Wakefield Street Te Aro
Applicant	Body Corp 79495
Description	Seismic analysis.
Recommended Grant	\$4,000

Additional condition	A copy of the engineer's report to Heritage team.
Outcome	<ul style="list-style-type: none"> • the grant will contribute to the cost of heritage considerations in the seismic upgrade • endorse Council recognition of a potential hazard to the community on a strategic traffic and pedestrian route • acknowledge and protect the heritage values of this warehouse in a precinct of warehouses.

Officer comments



This application is for the building facing Wakefield Street, to the left in this image. 276 Wakefield Street (Systems Support, July 2011 BHIF) is immediately to the left and out of shot.

Background

The building was designed by Penty & Blake and erected in 1907 for Messrs Laery & Co as two separate warehouses, one facing Wakefield Street only, the other on the corner with Wakefield and Allen Streets. It was built as a 3 storey warehouse of two units, each with their own entry. After the 1931 Napier earthquake the parapet and ornamentation were removed, simplifying the façade and roof line. In 1950s the Pan Hellenic Association occupied the corner building. In 1984, the building at 272 suffered severe fire damage and major repairs were required. In 1996 the upper floors were converted to apartments, leaving downstairs as retail space.

The Issue

The building is possibly earthquake prone and the owners wish to review the existing rating and seek advice on options to achieve a higher rating of NBS. Importantly, it abuts 276-280 Wakefield Street (BHIF grant July 2011) the owner of which is working with the same engineer therefore consideration can be given to the pounding issue between the two buildings.

Proposal

An agreement has been signed with an engineer to:

- Understand the current level of compliance or non-compliance
- Understand steps required to achieve compliance
- Determine best way forward to enable the heritage building to be preserved.

The work has already commenced and according to the BHIF criteria is ineligible. However the project is ongoing and it is the recommendation of officers' that the work yet to be undertaken can be considered. The grant amount recommended is approximately half of the amount in the engineering quote for works, that is, exclusive of those investigations already undertaken.

This grant is consistent with previous grants of a similar scale and scope, for example, J J Murphy July 2011 (\$7,500) and 216 Cuba Street (\$5,900).

Project 2	26 Tarikaka Street, Ngaio
Applicant	P & J Sawyer
Description	Roof repairs
Recommended Grant	\$1,500
Additional condition	General compliance
Outcome	The grant will help preserve the weather tightness of this building by replacing the roof with an appropriate form of Colorsteel product and retain original construction style. This will maintain the landscape values of this heritage area.

Officer comments



Background

This home is part of the Tarikaka Street Railway settlement, listed on the District Plan as a Heritage Area. There are around 100 houses in this area, built by NZ Railways between 1927-9 and 1938-40.

The Issue

This property has a modern addition to rear and this project is to replace the original roof and flashings forward of this – the older roof. Due to the form of this particular Tarikaka design, the long run down from the central ridge means that a more expensive product must be used. Sympathetic replacement of the roof is a significant contributor to the streetscape of this Heritage Area.



Detail of where the porch meets the roof – ideally this will be retained, if both the roofer and Building Code accept it.

Proposal

The use of an appropriate profile and gauge product that is specified by the roofer to cope with the low angle of drainage to the rear. This aspect of the project does address specific heritage issues.

The grant amount recommended meets criteria of additional heritage expense to purchase the appropriate product for a low fall roof and maintain specific details. This grant is consistent with previous grants of a similar scale and scope, for example, M & M Sim (Newtown) in March 2012 (\$2,600) and 56 Tarikaka Street in November 2010 (\$3,000).

Project 3	Friends' House, 1929 7 Moncrieff Street, Mt Victoria
Applicant	Religious Society of Friends
Recommended Grant	\$30,000
Additional condition	Copies of professional reports for assessment by Heritage team.
Description	To prepare a seismic strengthening report and detail options for strengthening (Stages 1 and 2).

Officer Comments



Background

The Religious Society of Friends (or Quakers) is a non-conformist group founded in the C17th, who broke away from conformist (such as Anglican, Catholic) religions. Excluded from universities, business and financial sectors, many Quakers emigrated from England or became industrialists - for example the Cadbury family.

This building was purpose-built for the Society and designed by the architect, Gray Young, in the Arts and Crafts style. The Quakers have nine meeting areas in NZ and this building is the only meeting place in the Wellington region.

The Issue

The building has been identified as earthquake prone. A detailed application has been presented outlining various project phases and methodology. The Friends' meeting house in Christchurch had suffered major damage at the time this project was first put before this grant process - and was why this project was withdrawn in July 2011. A thorough investigation process has been put forward and is being submitted now. This project is described as follows. Each stage will be informed by the findings of the previous:

1. report on earthquake proneness
2. draft options for strengthening
3. conservation advice and review of the plans
4. detailed design plans for preferred option
5. strengthening of the Meeting House.

The Proposal

The Meeting House would be raised to 34%NBS, further if possible and feasible. Funding is a major issue for this community and the staging of this project is critical – the costs and implications of stage 3 will not be understood until stages 1 and 2 have been undertaken.

This grant is placed at the higher level as it is the only Quaker meeting place in Wellington and there will be no other Quaker organisation applying for funds. Moreover, the architect Gray Young is one of Wellington's pre-eminent architects who designed a wide range of Neo-Georgian buildings, from railway stations (Christchurch and Wellington) to smaller ones such as this; Gray Young also specified the interior fit-out.

This grant is consistent with previous grants of a similar scale and scope to other faiths, conformist and non-conformist; July 2007 to the Sathya Sai Service Organisation of Wellington Inc (\$40,000) to strengthen and upgrade facilities; Nov 2006 to St Barnabas Roseneath (\$30,000) for fire protection and conservation work; July 2010 to Sacred Heart Cathedral (\$15,000) for conservation work. The Jaycee Building in Willis Street has received two grants (Stages 1 and 2, 2009 and 2012) which totalled \$25,000.

Project 4	Former Balmoral Flats, 1924 10 Balmoral Terrace
Applicant	K Hall
Description	Construction of drain system and repair of surfaces
Recommended Grant	\$5,000
Additional condition	Monitoring by Heritage team.
Outcomes	This grant will assist the owners prevent the ongoing ingress of water to the building. Once this has been achieved the heritage features and wall can be reinstated.

Officer Comments



Background

The original cottage on this site was at the rear of the property and was built about 1893. It was the only building on the land until 1903. The second portion of the house was built for Charles Low and his wife Malfred in 1923. Low was a plasterer and probably designed it as there is no written evidence of an architect. The house was converted to flats in the early 1940s and it was returned to a single house in 1993.

Both the building and the fence are currently listed on the District Plan.

The following images show the damage to the building fabric at the front of the house and the pooling of water in some rooms.



Downstairs entry



Middle room



Hall



Front room

The Issue

The building is constructed of unreinforced masonry with a rendered, painted finish. Some changes in the surrounding grounds (unidentified) as well as the form of construction (concrete) have led to an increase in moisture inside the building, so much so that it is actually pooling inside some of the rooms. The brick construction acts as a capillary for the water therefore the only method to solve the problem is to stop the moisture entering the building and re-direct it elsewhere. Once this has been achieved, the other heritage features can be reinstated.

Proposal

The goal of the project is to stop all water ingress and redirect it to the existing stormwater system. This will require the construction of a customised ground water containment system and waterproofing of the building. A concrete nib wall will be installed and the affected area will be surrounded with a Novaflo drain.

The recommended grant represents a contribution to this external stabilisation of both the building and the perimeter fence (both items are listed on the District Plan).

This grant is consistent with previous grants of a similar scale and scope, for example, Salisbury Garden Court in November 2010 (\$10,000) which required extensive repairs to the access path.

Project 5	Ohariu Valley Hall, 1906 550 Ohariu Valley Road
Applicant	The Ohariu Valley Hall Company Ltd
Description	Structural assessment of seismic strength.
Recommended Grant	\$9,000
Additional condition	The report will be discussed with a Heritage team member before any detailed plans are completed or works commence.
Outcomes	This grant will enable the owners to assess the IEP ratings and make plans to raise seismic strength to more than 34% NBS.

Officer Comments



Background

This is an intact example of an early community hall. It was built through the formation of a company made up of the people of Ohariu Valley, one of whom was Alexander Turnbull. The building was completed in 1906 and has been the social and official centre in the area since then.

The Issue

The building has received an IEP of less than 34%NBS. The community wishes to retain this asset and must therefore commission a structural engineering assessment to understand the existing seismic strength of the structure. The quote received makes provision for the preparation of drawings for works, if required. The recommended grant is proportionally high but as a community resource the project will benefit the residents of Ohariu Valley.

Proposal

The goal of the project is to obtain a report detailing the existing seismic strength and what, if any, works need to be undertaken. If any works are required the same engineering company will prepare drawings for the works. The work will ensure that the building meets the required Building Code standard.

The grant recommended acknowledges the location of this building and those who use it. It is critical to assist this community with specialist understanding of how the building would perform during a seismic event. This grant is consistent with previous grants of a similar scale and scope, for example, the seismic strength

investigations at the Jaycee (Mandell) Building at 99 Willis Street in March 2012 (\$12,500) and Pipitea Street (Puawai Trust) in July 2011 (\$15,000).

Project 6	Perth Chambers (now Mountain Safety House), 1925 15-19 Tory Street
Applicant	Myco One Limited
Description	Engineering feasibility analysis and concept drawings for seismic strengthening.
Recommended Grant	\$10,000
Additional condition	A heritage professional to review and approve the design before construction commences.
Outcome	To strengthen to current Building Code standard (34% NBS) and investigate if it is possible and/or feasible to strengthen the building to at least 67% of NBS.

Officer comments



Background

Architectural firm Crichton, McKay and Haughton created this interpretation of the Chicago style. The style was popular during the inter war years and this building was constructed in 1925 as a warehouse.

One of the building's former uses, as a tyre depot, is associated with the historical growth of Wellington's car manufacturing industry in the area.

The Issue

The building has been deemed earthquake prone as it is below 34% NBS. Since construction it has been converted from a warehouse and subsequently undergone numerous interior alterations and fit-outs plus the addition of another floor. The building has retained a significant amount of exterior heritage fabric.

Proposal

In the first instance the building must be brought to the Building Code level of 34%, but the owners also want to investigate the feasibility of strengthening the building to at least 67% of NBS. There will be invasive testing of the concrete and the preparation of concept design drawings.

This grant is consistent with previous grants of a similar scale and scope, for example, the Jaycee Building at 99 Willis Street in March 2012 (\$12,500) and Pipitea Street (Puawai Trust) in July 2011 (\$15,000).

Project 7	332 Tinakori Road, 1940s
Applicant	Body Corp 52791
Description	Structural integrity of building is improved through repair project and reinstatement of working spouting and downpipes.
Recommended Grant	\$15,000
Additional condition	Monitoring by Heritage team
Outcomes	The grant will assist in the retention of the heritage values of a building located in a heritage area. A grant to this project endorses the Council recognition this Heritage Area.

Officer Comments**Background**

The flats were named for Thomas Wilmor McKenzie who at the time of construction (1940s) was a councillor and a well-known newspaper owner and publisher.

The building is at the intersection of Bowen Street and Tinakori Road and is part of the Thorndon Shopping Centre Heritage Area. It punctuates the southern extent of the Heritage Area. It is an example of a multi-unit domestic Art Deco style that retains features such as shutters, window boxes and original sash windows and timber doors.

The Issue

Water is pooling around the building and getting into the brick walls because the guttering is failing. If the entry of water into the walls of this building is not stopped they will deteriorate rapidly. After these repairs have occurred, general maintenance and repair including painting (not included in this grant) will be undertaken.

Proposal

The replacement of the spouting and downpipes with Colorsteel to an appropriate profile will ensure weather tightness of the building. The services of a conservation architect (or similar heritage professional) have been included with the grant. This will ensure that all materials will be appropriate and correctly fitted.

This grant is consistent with previous grants of a similar scale and scope, for example, March 2011 (\$24,000) to the former Karitane Factory.

Project 8	Former shop, c.1920 24 Waitoa Road (road front building only)
Applicant	A Williams
Description	Rebuild of shop front canopy and reinstatement of veranda poles
Recommended Grant	\$2,650
Additional condition	Monitoring by Heritage team
Outcome	The grant will help to protect the heritage values of a former shop in the Hataitai Shopping Centre Heritage Area and endorse Council recognition of the heritage area.

Officer Comments**Background**

After the tram tunnel was opened in 1907 commercial activity concentrated in the Waitoa/Moxham area. This former shop was probably built in the early 1920s. It has been converted to residential use. The canopy extends over the footpath and is used for shelter by bus passengers – the stop is in front of the adjacent church.

The Issue

The canopy and poles have been hit many times by both cars and buses. After the

last major incident where the canopy was damaged the owner has been considering removing the entire canopy. While the insurance company is meeting much of the cost of the repairs, the owner is seeking assistance with the project.

Proposal

The owner is seeking to repair the damage to the canopy and replace the poles that have been damaged. The repairs and replacements will be 'like with like'. The simplest alternative would be to remove the entire canopy; officers believe this canopy contributes to the Hataitai Shopping Centre Heritage Area in both a general and specific manner.

The grant requested meets the criteria established by the SPC. This grant is consistent with previous grants of a similar scale and scope, for example, March 2012 where the Moxham Building (\$10,000) owner was granted funds to undertake work which included seismic strengthening.

Project 9	Residence, conversion to crèche 61 Marjoribanks Street (corner Hawker St)
Applicant	Crossways Community Crèche Inc
Description	To prepare seismic strengthening design (Stage 2) for implementation
Recommended Grant	\$3,000
Additional condition	General compliance
Outcomes	Earthquake and fire safe building.

Officer Comments



Background

This former residence is to be converted to a crèche. The existing building is a mix of a cottage with extensions to the rear probably dating to the late C19th/early C20th. The building has been reclad, renovated and extensively altered by previous owners.

The Issue

While the building is sound, the structural engineering report has indicated that specific works must be undertaken to prepare the building for re-use. This involves

the removal of two chimneys and one brick party wall which are all external features; these are likely remnants of the original villa, however they are unreinforced masonry and compromise the seismic rating of this building.

Proposal

There are two chimneys and a party wall which must be removed; these requirements were identified in the Stage 1 engineering report. This grant is directed at an engineering scheme to provide for the safe removal of the chimneys and party wall and to replace the existing unreinforced masonry party wall with a fire-proof wall with appropriate seismic strength.

This project is allowing for the adaptive reuse of a heritage building. The grant is consistent with previous grants of a similar scale and scope, for example, the Bhikha Family Trust seismic project to allow on-going use of Castles' Chemist, in July 2010 (\$7,000).

Project 10	Shops, c.1920s 27A and 27C&D Waitoa Street, Hataitai
Applicant	Waiata Pacific Investments Limited
Description	To unify and upgrade seismic strengthening of two separate buildings to 67% of NBS.
Recommended Grant	\$20,000
Additional condition	A copy of the engineering report to Heritage team.
Outcomes	Retain and conserve the existing structure and façade in keeping with the requirements of the District Plan for the Hataitai Shopping Centre Heritage Area.

Officer Comments



27A (left, two storey) and 27c&D (right, single storey)

Background

After the tram tunnel was opened in 1907 commercial activity in Hataitai concentrated in the Waitoa /Moxham Avenue area.

These buildings were probably both built around the same time, but only one has a date on it – 1929 on 27A.

The single storey building was originally one shop but has been divided into two and the two storey building was originally a ground floor shop with professional rooms above. Both buildings are owned by the same owner who is concerned to maintain their structural and physical integrity.

The Issue

Both buildings have been identified as earthquake prone.

Proposal

The project is aimed at bringing both buildings as near as possible to 67% NBS. The existing masonry structure and original facades are to be retained by the addition of steel sub frames, ties and portal frames. After installation all finishing work will make good any heritage features. The tasks identified include input from a structural engineer (plus design and inspection), geo technical investigation, a fire engineer assessment, an accessibility report, and a Heritage Conservation Architect report.

This grant is consistent with previous grants of a similar scale and scope for a single (but complicated) building, for example, 3A-C Moxham Building, also in Hataitai, in March 2012 (\$10,000) and 39 Pipitea Street Thorndon in July 2011 (\$12,500).

Project 11	Belvedere, 1937 82 Majoribanks Street
Applicant	Arjay Residential Property Management Ltd
Description	The repair or replacement of timber windows and associated joinery work.
Recommended Grant	\$30,000
Additional condition	Monitoring by Heritage team.
Outcomes	The grant will help retain the streetscape values of Majoribanks and Austin Streets by retaining the heritage values of this building. It will keep the building in context with the original design concept.

Officer Comments



Background

Built in 1937 of poured concrete, it was designed by Edmund Anscombe and still contains the original layout of 9 flats.

The building style is streamlined Moderne which is characterised by rounded corners and strong horizontal emphasis from the banding worked in the render, the proportions of the timber windows, and the flat roof parapet.



The Issue

Major exterior maintenance is required for the entire building, particularly the windows. It is within the sea spray zone so all metal elements require treatment. The original timber windows have lasted 75 years; some simply require maintenance while others require repair or replacement.

Proposal

The performance of the original windows is exceptional; they have not been replaced since 1937. The retention of these windows maintains the character of the flats and is an example of sustainable building (conservation) practice. This grant addresses the cost of like-for-like replacement where required, the repair of mullions and any other repairs encountered during the project relating to these original timber windows. Similar sized windows in aluminium would last approximately 15 years and would not be repairable. This is not a cost-efficient option for the owner nor is it environmentally sustainable. The owner has considered other options for replacing the windows and this grant will assist in the retention of the original, as-designed form and, critically, the same material.

This grant is consistent with previous grants of a similar scale and scope, for example, in November 2006 to Victoria House Student Hostel (\$25,000) and March 2012 Dominion Building windows repair programme (\$25,000).

5.5 Financial Considerations

This is the first of two rounds for 2012/2013. The fund for 2012/13 year is \$329,000. The recommended allocation for this August 2012 round is \$130,150.

If the allocations recommended in this report are approved by the Committee there will be \$198,850 remaining in the 2012/13 financial year.

5.6 Long-Term Plan Considerations

An amount of \$329,000 was allocated to this project in the 2012/2013 financial year. It is proposed that further communication with eligible owners, encouraging BHIF applications for work which complies with the agreed criteria, is planned before the March 2013 round.

6. Conclusion

The Built Heritage Incentive Fund is a key initiative of the Heritage Policy 2010 and demonstrates Council's ongoing commitment to protect and conserve Wellington's heritage.

Contact Officer: *Myfanwy Eaves, Specialist Heritage Advisor, Urban Development.*

Supporting Information

1) Strategic Fit / Strategic Outcome

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

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

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

\$329,000 has been allocated to this project in the 2012/2013 year.

3) Treaty of Waitangi considerations

None.

4) Decision-Making

Not a significant decision for Local Government Act matters.

5) Consultation

a) General Consultation

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

b) Consultation with Maori

N/A

6) Legal Implications

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

7) Consistency with existing policy

This initiative is consistent with existing Council policy.