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## **HERITAGE GRANTS**

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### **1. Purpose of Report**

The purpose of this report is to seek Committee approval for the allocation of grants to applicants in the November 2007 round of the Built Heritage Incentive Fund, as assessed by Council officers.

### **2. Executive Summary**

In October 2006 the criteria and conditions of the Built Heritage Incentive Fund were presented to and approved by the Strategy and Policy Committee. The latest round of applications closed at the end of November 2007. Nine applications were received seeking funds of \$420,467.72. It is proposed to offer grants to six applicants, with fund allocation totalling \$100,000. The annual fund is \$250,000 and \$50,000 was allocated in the July round. This leaves \$200,000 for allocation in this round and the March round. This report sets out details of the applications received and the recommendations of Council officers in respect to allocating the grants.

### **3. Recommendations**

It is recommended that the Committee:

- 1. Receive the information.*
- 2. Agree to the allocation of grants to applicants in the November 2007 round of the Built Heritage Incentive Fund, as assessed by Council officers in heading 5.3 of this report.*

### **4. Background**

The Built Heritage Incentive Fund is a key initiative of the Built Heritage Policy, which was adopted by Council in June 2005. The policy aims to demonstrate Council's "*renewed commitment to the City's built heritage to current owners, the community, visitors to the city and future generations*". Other key initiatives in the policy are improving statutory protection for built heritage and creating more heritage areas in the city and suburbs.

The purpose of the fund is to help people conserve and protect aspects of Wellington's built heritage for the enjoyment and benefit of current and future

generations. It is intended that grants from the fund will help meet some of the additional costs associated with owning and caring for a heritage property.

In October 2006 the Built Heritage Incentive Fund report was presented to the Strategy and Policy Committee. The report set out the criteria and conditions for the fund and proposed a degree of flexibility in how funds were allocated. The first round of the grant was advertised for applications to reach the Council by the end of November 2006.

There is \$250,000 available for grants per financial year. This is the second of three rounds for this financial year.

## **5. Discussion**

### **5.1 *Applications received***

Nine applications have been received requesting funding of \$420,467.72. Council officers have reviewed applications and determined that six applications meet the criteria and conditions set out in the Built Heritage Incentive Fund report approved by Committee in October 2006.

The Appendix contains a summary of all applications received.

Three applications do not meet the grant criteria. Project 5 fails to meet Criteria 3 because it is not listed in the District Plan, registered with the NZ Historic Places Trust, or in a heritage area. Project 8 fails to meet Condition 2 because it received a grant from the fund in March 2007. Project 4 fails to meet Condition 2 because the property has recently received funding from Council for other projects including building maintenance.

### **5.2 *Funding allocation process***

Once applications were deemed to meet the qualifying criteria, a number of factors were then considered in determining the level of importance of the project. These included:

- the risk of the heritage value diminishing if funding is not granted
- a good level of confidence in the proposed quality of the work/professional advice
- funding would acknowledge additional costs associated with the listing of a heritage item
- applicant would not be financially able to undertake this project without assistance
- project is visible and/or accessible to the public
- project will provide a benefit to the community.

Having ascertained the level of importance of the project, further factors were considered in determining the level of funding appropriate for each application. These factors included:

- 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 limited amount of funding available for allocation and the need to ensure that there are funds remaining to allocate in any following rounds.

### 5.3 Officers' recommendations

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

<b>Project</b>	<b>Total Project Cost</b>	<b>Grant Requested</b>	<b>Grant Proposed</b>
1 Ranfurly Tce, Mt Cook	\$151,878.00	\$121,787.03	\$15,000.00
Bristol Hotel, 127 Cuba St	\$855,000.00	\$80,000.00	\$17,500.00
61 Holloway Rd, Aro Valley	\$14,508.75	\$7,196.25	\$3,000.00
Cadbury Building, 60 Ghuznee St	\$48,279.38	\$20,000.00	\$12,500.00
Clarke's Buildings, 121-123 The Parade, Island Bay	\$95,054.44	\$45,054.44	\$12,000.00
St Andrews on the Terrace, 28 The Terrace	\$1,341,000.00	\$100,000.00	\$40,000.00
<b>Totals</b>	<b>\$2,505,720.57</b>	<b>\$374,037.72</b>	<b>\$100,000.00</b>

### 5.4 Officers' consideration

A discussion of each of the applications is set out below:

<b>Project:</b>	1 Ranfurly Tce, Mt Cook
<b>Applicant:</b>	Debra & Tony DeLorenzo

<b>Description:</b>	Work including re-piling, plaster repair, electrical work, chimney reinstatement, tile work, and painting.
<b>Officer comments:</b>	<p>The house, including its interior and garden was approved by Committee for potential listing in District Plan Change 58 in August 2007.</p> <p>The grant will:</p> <ul style="list-style-type: none"> <li>• help to protect the heritage values of the building</li> <li>• acknowledge additional costs associated with owning a listed building.</li> </ul> <p>The grant will be offered on the condition that:</p> <ul style="list-style-type: none"> <li>• all proposed work that affects heritage fabric is to be agreed to and signed off by a conservation architect prior to commencement of work.</li> </ul>

<b>Project:</b>	Bristol Hotel, 127 Cuba Street,
<b>Applicant:</b>	Japirish Limited
<b>Description:</b>	Structural strengthening and fire alarm and hydrant installation.
<b>Officer comments:</b>	<p>The hotel is registered Category II with the NZ Historic Places Trust and listed in the district plan.</p> <p>The grant will:</p> <ul style="list-style-type: none"> <li>• help to protect the heritage values of the building</li> <li>• acknowledge additional costs associated with owning a listed building.</li> </ul> <p>The project is visible and accessible to the public and it will provide a benefit to the community.</p> <p>The grant will be offered on the condition that:</p> <ul style="list-style-type: none"> <li>• all proposed work that affects heritage fabric is to be agreed to and signed off by a conservation architect prior to commencement of work.</li> </ul>

<b>Project:</b>	61 Holloway Rd, Aro Valley
<b>Applicant:</b>	Juerg Daellenbach
<b>Description:</b>	Work including roof flashing and weatherboard replacement, reinstatement of baseboards, and painting.
<b>Officer comments:</b>	<p>The house is registered Category II with the NZ Historic Places Trust and listed in the district plan.</p> <p>The grant will:</p> <ul style="list-style-type: none"> <li>• help to protect the heritage values of the building</li> <li>• acknowledge additional costs associated with owning a listed building.</li> </ul> <p>The grant will be offered on the condition that:</p> <ul style="list-style-type: none"> <li>• all proposed work that affects heritage fabric is to be agreed to and signed off by a conservation architect prior to commencement of work.</li> </ul>

<b>Project:</b>	Cadbury Building, 60 Ghuznee St
<b>Applicant:</b>	Leuthart Family Trust
<b>Description:</b>	Repair and maintenance work to exterior including plaster repair, re-pointing brickwork, timber repair, waterproofing, sill flashings, sign repair and painting.
<b>Officer comments:</b>	<p>The building is listed in the District Plan and acknowledged to be of unique design and uncommon style. The project includes protection of an original painted Cadbury sign on the eastern façade.</p> <p>The grant will:</p> <ul style="list-style-type: none"> <li>• help to protect the heritage values of the building</li> <li>• acknowledge additional costs associated with owning a listed building.</li> </ul> <p>The project is visible and accessible to the public and it will provide a benefit to the community.</p>

	<p>The grant will be offered on the condition that:</p> <ul style="list-style-type: none"> <li>all proposed work that affects heritage fabric is to be agreed to and signed off by a conservation architect prior to commencement of work.</li> </ul>
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<b>Project:</b>	Clarke's Buildings, 121-123 The Parade, Island Bay
<b>Applicant:</b>	Milton Investments No 2 Limited
<b>Description:</b>	Exterior conservation including joinery repair, roof replacement, external wiring, shop front repair, and painting.
<b>Officer comments:</b>	<p>The property was approved by Committee for listing as part of the Island Bay Village Heritage Area in District Plan Change 58 in August 2007.</p> <p>The grant will:</p> <ul style="list-style-type: none"> <li>help to protect the heritage values of the building</li> <li>acknowledge additional costs associated with owning a listed building.</li> </ul> <p>The project is visible and accessible to the public and it will provide a benefit to the community.</p> <p>The grant will be offered on the condition that:</p> <ul style="list-style-type: none"> <li>all proposed work that affects heritage fabric is to be agreed to and signed off by a conservation architect prior to commencement of work.</li> </ul>

<b>Project:</b>	St Andrew's on the Terrace, 28 The Terrace
<b>Applicant:</b>	St Andrew's On The Terrace
<b>Description:</b>	Work including roof replacement, structural strengthening, concrete repair, and interior conservation.
<b>Officer comments:</b>	The church is registered Category I with the NZ Historic Places Trust and listed in the District Plan.

	<p>The grant will:</p> <ul style="list-style-type: none"> <li>• help to protect the heritage values of the building</li> <li>• acknowledge additional costs associated with owning a listed building.</li> </ul> <p>The project is visible and accessible to the public and it will provide a benefit to the community.</p> <p>The grant will be offered on the condition that:</p> <ul style="list-style-type: none"> <li>• all proposed work that affects heritage fabric is to be agreed to and signed off by a conservation architect prior to commencement of work.</li> </ul>
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## 6. Conclusion

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

Contact Officer: *Alexandra Teague, Urban Designer-Heritage*

## **Supporting Information**

### **1) Strategic Fit / Strategic Outcome**

*This initiative supports Council's overall vision of Creative Wellington – Innovation Capital. It has a direct link to the Urban Development Strategy, has links with the Transport and the Culture Well-Being Strategies.*

*This initiative supports the second highest strategic priority - high quality urban design. It also contributes to the delivery of other strategic priorities:*

- *Protection of sense of place*

*High quality urban design contributes to the following Council outcomes:*

*Outcome 1: More liveable – by developing and maintaining a high quality public environment*

*Outcome 2: Stronger sense of place – by integrating sense of place into asset management, by enhancing the role of the city as Capital, by ensuring high quality built design and by conserving the city's heritage.*

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

*Council has agreed to \$250,000 being allocated to this project in the 2006-07 year. This is proposed to be increased to \$350,000 in on going years.*

### **3) Treaty of Waitangi considerations**

*N/A*

### **4) Decision-Making**

*This decision shows Council's commitment to raising the profile of this important initiative.*

### **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**

*N/A*

### **7) Consistency with existing policy**

*This initiative is consistent with existing Council policy.*

## Appendix 1

### Summary of Applications

<b>Project</b>	<b>Project Description</b>	<b>Total Cost</b>	<b>Amount Requested</b>
(1) 1 Ranfurly Tce, Mt Cook	Work including re-piling, plaster repair, electrical work, chimney reinstatement, tile work, and painting	\$151,878.00	\$121,787.03
(2) Bristol Hotel, 127 Cuba St	Structural strengthening and fire alarm and hydrant installation	\$855,000.00	\$80,000.00
(3) 61 Holloway Rd, Aro Valley	Work including roof flashing and weatherboard replacement, reinstatement of baseboards, and painting	\$14,508.75	\$7,196.25
(4) Katherine Mansfield Birthplace, 25 Tinakori Rd	Garden history research, inventory creation, planting and maintenance plan, photograph and plan production	\$12,000.00	\$7,000.00
(5) 308 Adelaide Rd, Newtown	Roof replacement	\$8,500.00	\$8,500.00
(6) Cadbury Building, 60 Ghuznee St	Repair and maintenance work to exterior including plaster repair, re-pointing brickwork, timber repair, waterproofing, sill flashings, sign repair and painting	\$48,279.38	\$20,000.00
(7) Clarke's Buildings, 121-123 The Parade, Island Bay	Exterior conservation including joinery repair, roof replacement, external wiring, shop front repair, and painting	\$120,984.44	\$70,984.44
(8) 39 and 41 Palmer St, Aro Valley	Construction of picket fence across two properties	\$16,387.50	\$5,000.00
(9) St Andrews on the Terrace, 28 The Terrace	Work including roof replacement, structural strengthening, concrete repair, and interior conservation	\$1,341,000.00	\$100,000.00
<b>Totals</b>		<b>\$2,568,538.07</b>	<b>\$420,467.72</b>