

# Built Heritage Fund

Projects under \$20,000

## Built Heritage Fund

(Projects under \$20,000 – 1 of 10)

**Applicant:** [REDACTED]

**Building Name:** Hanan's Building / (Former) Hall of Science (c. 1870s)

**Building Address:** 124-130 Dee Street

**Heritage Designation:** Heritage New Zealand Pouhere Taonga (HNZPT)

**Strategy Designation:** Building (but also part of Dee streetscape)

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**Project:**  
**a) Façade repainting (including scaffolding).**

**Benefits:**  
Increased streetscape quality.

**Tenants:**  
Various retail tenants and gallery space.

**Total Project Cost:** \$20,000 inc GST

**Funding Eligibility:** \$16,000 (80% eligibility as project is under \$20,000 threshold)

**Recommended Funding:** \$16,000 (80% funded - maximum)



*Hanan's Building*

## Built Heritage Fund

(Projects under \$20,000 – 2 of 10)

**Applicant:** [REDACTED]

**Building Name:** Invercargill Club (c. 1882)

**Building Address:** 32 Don Street

**Heritage Designation:** HNZPT

**Strategy Designation:** Building

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**Project:**

a) Ceiling refurbishment in first story stairwell to replace 1960's skylight and ceiling panels with wood ceiling to match original ground floor ceiling.

**Benefits:**

Removal of non-heritage elements not in keeping with the style/era of the building; subsequent replacement with replica of original.

**Tenants:**

Private club (hospitality, leisure and accommodation).

**Total Project Cost:** a) \$14,736.93

**Funding Eligibility:** a) \$11,789.55 (80% eligibility as project is under \$20,000 threshold)

**Recommended Funding:** a) \$11,790 (80% funded - maximum)



*Current skylight and panel ceiling (not original)*



*This design (ground floor historically original ceiling)  
to be replicated on first storey stairwell ceiling*

## Built Heritage Fund

(Projects under \$20,000 – 3 of 10)

**Applicant:** [REDACTED]

**Building Name:** (Former) Briscoe's Warehouse (c. 1882)

**Building Address:** 104-106 Dee Street

**Heritage Designation:** HNZPT

**Strategy Designation:** Building (but also part of Dee streetscape)

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**Project:**  
a) South roof weatherproofing (final step)  
b) Plumbing upgrades

**Benefits:**  
Increased building health and weather tightness.

**Tenants:**  
Various retail tenants.

**Total Project Cost:** \$20,000 inc GST

**Funding Eligibility:** \$16,000 (80% eligibility as project is under \$20,000 threshold)

**Recommended Funding:** \$16,000 (80% funded - maximum)



*(Former) Briscoe's Building*



## Built Heritage Fund

(Projects under \$20,000 – 4 of 10)

**Applicant:** [REDACTED]

**Building Name:** Former Pagani Shop / Ranfurly House

**Building Address:** 72 Esk Street

**Heritage Designation:** Locally Significant

**Strategy Designation:** None, but part of Esk streetscape across from Invercargill Central

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**Project:**

- a) Façade repainting
- b) Patterned window films for first story windows in keeping with Art Deco style

**Benefits:**

Increased streetscape quality.

**Tenants:**

Vacant – tenant moved into Invercargill Central.

**Total Project Cost:** \$15,345 inc GST

**Funding Eligibility:** \$12,276 (80% eligibility as project is under \$20,000 threshold)

**Recommended Funding:** \$12,275 (80% funded - maximum)



*Ranfurly House*

## Built Heritage Fund

(Projects under \$20,000 – 5 of 10)

**Applicant:** [REDACTED]

**Building Name:** (Former) Petersons Building (pre-1911)

**Building Address:** 43 Tay Street

**Heritage Designation:** Locally Significant

**Strategy Designation:** None

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**Project:**

- a) Verandah roofing and tray replacement
- b) Verandah repairs

**Benefits:**

Increased streetscape quality and increased building health and weather tightness.

**Tenants:**

Retail

**Total Project Cost:** \$15,126.05 inc GST

**Funding Eligibility:** \$12,100.84 (80% eligibility as project is under \$20,000 threshold)

**Recommended Funding:** \$12,100 (80% funded - maximum)



*(Former) Peterson's Building*

## Built Heritage Fund

(Projects under \$20,000 – 6 of 10)

**Applicant:** [REDACTED]

**Building Name:** Pinch of Spice Restaurant (c. 1907)

**Building Address:** 7 Clyde Street

**Heritage Designation:** Locally Significant

**Strategy Designation:** None

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**Project:**  
a) Canopy over entryway

**Benefits:**  
Increased streetscape quality and weather coverage for building users.

**Tenants:**  
Hospitality

**Total Project Cost:** \$3,030 inc GST

**Funding Eligibility:** \$2,424 (80% eligibility as project is under \$20,000 threshold)

**Recommended Funding:** \$2,425 (80% funded - maximum)



*Pinch of Spice Restaurant*



## Built Heritage Fund

(Projects under \$20,000 – 7 of 10)

**Applicant:** [REDACTED]

**Building Name:** Wensley's Cycle (c. 1878)

**Building Address:** 53 Tay Street

**Heritage Designation:** Locally Significant

**Strategy Designation:** None

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**Project:**  
a) Verandah repairs

**Benefits:**  
Increased streetscape quality and increased building health and weather tightness.

**Tenants:**  
Retail

**Total Project Cost:** \$12,620 inc GST

**Funding Eligibility:** \$10,096 (80% eligibility as project is under \$20,000 threshold)

**Recommended Funding:** \$10,100 (80% funded - maximum)



Wensley's Cycles



*The verandah has been temporarily propped up until repairs can begin.*

## Built Heritage Fund

(Projects under \$20,000 – 8 of 10)

**Applicant:** [REDACTED]

**Building Name:** Just Jeans / Former Sawmill Workers Union Rooms and Labour Hall (c. 1927-28)

**Building Address:** 62 Esk Street

**Heritage Designation:** Locally Significant

**Strategy Designation:** None, but part of Esk streetscape across from Invercargill Central

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**Project:**

- a) Painting overage (his repainting project received funding last year, but was delayed due to Council's City Streets Stage 1)
- b) Verandah repainting

**Benefits:**

Increased streetscape quality.

**Tenants:**

Retail

**Total Project Cost:** \$7,975 inc GST

**Funding Eligibility:** \$6,380 (80% eligibility as project is under \$20,000 threshold)

**Recommended Funding:** \$6,380 (80% funded - maximum)



62 Esk Street



## Built Heritage Fund

(Projects under \$20,000 – 9 of 10)

**Applicant:**



**Building Name:** Shoe Clinic (c. 1911)

**Building Address:** 38 Esk Street

**Heritage Designation:** Locally Significant

**Strategy Designation:** None, but part of Esk streetscape across from Invercargill Central

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### Project:

- a) Painting overage (his repainting project received funding last year, but was delayed due to Council's City Streets Stage 1)
- b) Verandah painting

### Benefits:

Increased streetscape quality.

### Tenants:

Retail

**Total Project Cost:** \$8,503.40 inc GST

**Funding Eligibility:** \$6,802.72 (80% eligibility as project is under \$20,000 threshold)

**Recommended Funding:** \$6,800 (80% funded - maximum)



38 Esk Street

## Built Heritage Fund (Projects under \$20,000 – 10 of 10)

**Applicant:** [REDACTED]

**Building Name:** (Former) Embassy Theatre (c. 1882/90; 1914 and 1935)

**Building Address:** 110 -122 Dee Street

**Heritage Designation:** Locally Significant

**Strategy Designation:** Streetscape

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**Project:**

- a) Replace Spey Street fire escape
- b) Cap 60m parapet wall
- c) Electrical work along Dee frontage
- d) Downpipe and rainhead replacements
- e) Renovation of theatre entrance
- f) Façade cleaning and plaster repairs

**Benefits:**

Increased streetscape quality and increased building health and weather tightness.

**Tenants:**

Retail and church

**Total Project Cost:** \$20,000 inc GST

**Funding Eligibility:** \$16,000 (80% eligibility as project is under \$20,000 threshold)

**Recommended Funding:** \$16,000 (80% funded - maximum)



*(Former) Embassy Theatre*



# Built Heritage Fund

Projects over \$20,000

## Built Heritage Fund

(Projects over \$20,000 – 1 of 2)

**Applicant:**



**Building Name:** Tuatara Café (unknown if possibly Southland Hotel Building c. 1880)

**Building Address:** 30-32 Dee Street

**Heritage Designation:** Locally Significant

**Strategy Designation:** None

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### Project:

- a) Replacement of three glass panes in verandah canopy
- b) Repairs to existing lighting
- c) Repainting of façade (inc. scaffolding)
- d) Replace signage

### Benefits:

Increased streetscape quality and increased building health and weather tightness, although it is worth noting this building is not easily recognisable as a heritage property due to large modifications over time.

### Tenants:

Hospitality

**Total Project Cost:** \$73,472.93 inc GST

**Funding Eligibility:** \$36,736.46 (50% eligibility as project is over \$20,000 threshold)

**Recommended Funding:** Option 1 - \$36,735 (50% funded – maximum)  
Option 2 - \$27,122 (39% funded – less than maximum)



*Tuatara Café*



*Tuatara Café signage*



*Tuatara Café glass canopy verandah*

## Built Heritage Fund

(Projects over \$20,000 – 2 of 2)

**Applicant:** [REDACTED]

**Building Name:** 43-45 Dee Street (c.1878)

**Building Address:** 43-45 Dee Street

**Heritage Designation:** Locally Significant

**Strategy Designation:** None

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### Project:

- a) Verandah repairs
- b) Reinstatement of four transom windows
- c) Verandah and front facade lighting

### Benefits:

Increased streetscape quality, building health and weather tightness.

### Tenants:

Retail

**Total Project Cost:** \$41,625.18 inc GST

**Funding Eligibility:** \$20,812.59 (50% eligibility as project is over \$20,000 threshold)

**Recommended Funding:** \$20,810 (50% funded - maximum)



*43-45 Dee Street received funds last year towards repainting*

# Built Heritage Fund

Retrospective applications



## Built Heritage Fund

(Retrospective application – 1 of 4)

**Applicant:** [REDACTED]

**Building Name:** Invercargill Club (c. 1882)

**Building Address:** 32 Don Street

**Heritage Designation:** HNZPT

**Strategy Designation:** Building

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**Project:**

a) **RETROSPECTIVE:** Overage on last year's fence replacement and footings that were mistakenly not included in original estimate.

**Benefits:**

Increased streetscape quality and more in keeping with heritage of building.

**Tenants:**

Private club (hospitality, leisure and accommodation).

**Total Project Cost:** \$4,785.98 inc GST

**Funding Eligibility:** \$2,392.99 (50% eligibility as related to last year's 50% request)

**Recommended Funding:** \$2,390 (50% funded - maximum)



*Western boundary fence before replacement*



*New fence along western boundary (designed to match the original fence along Don Street)*

## Built Heritage Fund

(Retrospective application – 2 of 4)

**Applicant:** [REDACTED]

**Building Name:** Grand Hotel and Accommodation

**Building Address:** 76-86 Dee Street

**Heritage Designation:** HNZPT

**Strategy Designation:** Building

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**Project:**

a) **RETROSPECTIVE:** Overage on façade repainting due to additional colours being required after consultation with Council.

**Benefits:**

Increased streetscape quality.

**Tenants:**

Emergency accommodation.

**Total Project Cost:** \$9,250 nic GST

**Funding Eligibility:** \$7,400 (80% eligibility)

**Recommended Funding:** \$7,400 (80% funded - maximum)



*Newly painted facades (three in total) of the Grand Hotel and Accommodation*



## Built Heritage Fund

(Retrospective application – 3 of 4)

**Applicant:** [REDACTED]

**Building Name:** Blackham Building (Black Swan Hotel)

**Building Address:** 136-144 Dee Street

**Heritage Designation:** HNZPT

**Strategy Designation:** Building (and part of Dee streetscape)

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**Project:**  
**a) RETROSPECTIVE: Emergency lighting (exterior and interior)**

**Benefits:**  
Increased code compliance, which results in increased building health, safety and tenancy.

**Tenants:**  
Hospitality

**Total Project Cost:** \$10,819.82 inc GST

**Funding Eligibility:** \$8,655.85 (80% eligibility as under \$20,000 threshold)

**Recommended Funding:** \$8,655 (80% funded - maximum)



*(Former) Black Swan Hotel*

## Built Heritage Fund

(Retrospective application – 4 of 4)

**Applicant:** [REDACTED]

**Building Name:** Pinch of Spice Restaurant (c. 1907)

**Building Address:** 7 Clyde Street

**Heritage Designation:** Locally Significant

**Strategy Designation:** None

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**Project:**  
**a) RETROSPECTIVE: Façade repainting**

**Benefits:**  
Increased streetscape quality.

**Tenants:**  
Hospitality

**Total Project Cost:** \$8,633.55 inc GST

**Funding Eligibility:** \$6,906.84 (80% eligibility as under \$20,000 threshold)

**Recommended Funding:** \$6,905 (80% funded - maximum)



*7 Clyde front and South facades*



# Built Heritage Fund

Projects Lacking Estimates / Extraordinary Requests

## Built Heritage Fund

(Projects lacking estimates/extraordinary requests – 1 of 7)

**Applicant:** [REDACTED]

**Building Name:** (Former) Craig's Printing Building (c. 1920s)

**Building Address:** 67 Tay Street

**Heritage Designation:** HNZPT

**Strategy Designation:** Streetscape

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**Project:**

- a) **EXTRAORDINARY REQUEST:** Installation of two heat pumps on west façade (application to funding was part of resource consent agreement).
- b) **LACKING ESTIMATE:** East alley window visual treatment. This proposed solution was agreed upon by owners and Council as a better solution to obscuring views into the store than the current plywood shelving. This alley sees heavy foot traffic and the plywood degrades the visual quality of the heritage building.

**Benefits:**

Increased building health and streetscape quality.

**Tenants:**

Retail and vacant.

**Total Project Cost:** a) \$6,048.05 inc GST  
b) \$6000 (guesstimate)

**Funding Eligibility:** a) \$4,838.44 (80% eligibility as overall project is under \$20,000 threshold)  
b) \$4,800 (80% eligibility as overall project is under \$20,000 threshold)

**Recommended Funding:** a) \$4,840 (80% funded - maximum)  
b) \$4,800 (80% funded - maximum)

**NOTE:** *Award contingent upon estimate for work being received by Council before work begins and no later than 1 June 2023.*



*67 Tay Street went through the resource consent process to install heat pumps.*



*Eastern windows along alley – plywood sheathing has been put against them to protect against vandalism. This is not an ideal heritage outcome.*

## Built Heritage Fund

(Projects lacking estimates/extraordinary requests – 2 of 7)

**Applicant:** [REDACTED]

**Building Name:** (Former) Petersons Building (pre-1911)

**Building Address:** 43 Tay Street

**Heritage Designation:** Locally Significant

**Strategy Designation:** None

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**Project:**  
**a) LACKING ESTIMATE: Verandah repainting**

**Benefits:**  
Increased streetscape quality.

**Tenants:**  
Retail

**Total Project Cost:** \$4,873.95 inc GST (amount based on unused threshold)

**Funding Eligibility:** \$3,899.16 (80% eligibility as overall project is under \$20,000 threshold)

**Recommended Funding:** \$3,900 (80% funded - maximum)

**NOTE:** *Award contingent upon estimate for work being received by Council before work begins and no later than 1 June 2023.*



*Verandah to be repainted and tidied up.*



## Built Heritage Fund

(Projects lacking estimates/extraordinary requests – 3 of 7)

**Applicant:** [REDACTED]

**Building Name:** Just Jeans / Former Sawmill Workers Union Rooms and Labour Hall (c. 1927-28)

**Building Address:** 62 Esk Street

**Heritage Designation:** Locally Significant

**Strategy Designation:** None, but part of Esk streetscape across from Invercargill Central

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**Project:**  
**a) LACKING ESTIMATE: Verandah repairs**

**Benefits:**  
Increased streetscape quality, building health and weather tightness.

**Tenants:**  
Retail

**Total Project Cost:** \$5,000 inc GST (guesstimate by owner)

**Funding Eligibility:** \$4,000 (80% eligibility as overall project is under \$20,000 threshold)

**Recommended Funding:** \$4,000 (80% funded - maximum)

**NOTE:** *Award contingent upon estimate for work being received by Council before work begins and no later than 1 June 2023.*



*Verandah to be repaired and tidied up*



## Built Heritage Fund

(Projects lacking estimates/extraordinary requests – 4 of 7)

**Applicant:** [REDACTED]

**Building Name:** 28 Esk Street

**Building Address:** 28 Esk Street

**Heritage Designation:** Locally Significant

**Strategy Designation:** None, but part of Esk streetscape across from Invercargill Central

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### Project:

a) **LACKING ESTIMATES:** Overage related to delay completing façade repainting and repairs (due to City Streets Stage 1 their contractors have been unable to access building).

### Benefits:

Increased streetscape quality.

### Tenants:

Retail

**Total Project Cost:** \$10,400 inc GST (guesstimate by owner)

**Funding Eligibility:** \$5,200 (50% eligibility as related to project over \$20,000 threshold)

**Recommended Funding:** \$5,200 (50% funded - maximum)

### NOTE:

*Award contingent upon estimate for work being received by Council before work begins and no later than 1 June 2023.*



Artist's rendering of 28 Esk Street within Esk streetscape

## Built Heritage Fund

(Projects lacking estimates/extraordinary requests – 5 of 7)

**Applicant:** [REDACTED]

**Building Name:** Goods2U shop

**Building Address:** 34 Esk Street

**Heritage Designation:** Locally Significant

**Strategy Designation:** None, but part of Esk streetscape across from Invercargill Central

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**Project:**

- a) **LACKING ESTIMATES:** [REDACTED] repainting project has been delayed due to City Streets Stage 1; [REDACTED] proposes to carry out the following work in tandem:
- i. Relocation of heat pump off façade
  - ii. Replacement of four timber windows
  - iii. Repair of foot gutters
  - iv. Associated paintwork related to above items

**Benefits:**

Increased streetscape quality.

**Tenants:**

Retail

**Total Project Cost:** \$20,000 inc GST (guesstimate by owner)

**Funding Eligibility:** \$16,000 (80% eligibility as related to project under \$20,000 threshold)

**Recommended Funding:** \$13,495 (67% funded - maximum)

**NOTE:**

*Award contingent upon estimate for work being received by Council before work begins and no later than 1 June 2023.*



34 Esk Street

## Built Heritage Fund

(Projects lacking estimates/extraordinary requests – 6 of 7)

**Applicant:** [REDACTED]

**Building Name:** Scholefield Law Offices

**Building Address:** 58 Don Street

**Heritage Designation:** Locally Significant

**Strategy Designation:** None; outside the City Centre Heritage Area (CCHA)

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**Project:**

**a) EXTRAORDINARY REQUEST: Façade repainting (non-masonry elements)**

**Benefits:**

Increased streetscape quality and building health.

**Tenants:**

Retail

**Total Project Cost:** \$45,712 inc GST

**Funding Eligibility:** \$0

**Recommended Funding:** Property is located outside the CCHA by two lots, which would be close enough to be taken into consideration were the application not for painting the whole building exterior (non-Strategy identified buildings are only eligible to apply for work on the front façade). Council could consider awarding a quarter of the eligible costs towards the repainting of the visible Don Street façade, but it is not likely Applicant would proceed with only minor funding award. Therefore, no funding is recommended.



58 Don Street

## Built Heritage Fund

(Projects lacking estimates/extraordinary requests – 7 of 7)

**Applicant:** [REDACTED]

**Building Name:** 155 Dee Street

**Building Address:** 155 Dee Street

**Heritage Designation:** Locally Significant

**Strategy Designation:** None

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**Project:**

**a) LACKING ESTIMATES:**

- i. Replacement of three broken windows
- ii. Verandah repair
- iii. Façade repainting
- iv. Plaster repair

**Benefits:**

Increased streetscape quality, building health and weather tightness.

**Tenants:**

Vacant

**Total Project Cost:** \$42,000 inc GST

**Funding Eligibility:** \$21,000 (50% eligibility as related to project over \$20,000 threshold)

**Recommended Funding:** Option 1 - \$21,000 (50% funded – less than maximum)  
Option 2 - \$7,885 (19% funded – less than maximum)



155 Dee Street is the yellow building on the right (vacant)



# Seismic Strengthening Fund

Professional Advice Category

## Seismic Strengthening Fund (Professional Advice Category – 1 of 4)

**Applicant:** [REDACTED]

**Building Name:** Tudor House

**Building Address:** 36 Don Street

**Heritage Designation:** HNZPT

**Strategy Designation:** Building

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**Project:**  
**a) Detail design of strengthening works**

**Benefits:**  
Increased seismic strength and therefore increased public safety and tenancy.

**Tenants:**  
Commercial

**Total Project Cost:** \$40,100 nic GST

**Funding Eligibility:** \$10,000 (50% to a maximum of \$10,000)

**Recommended Funding:** \$10,000 (\$10,000 funded - maximum)



*Tudor House was part of a Council-led group application to Heritage EQUIP for seismic work funding*

## Seismic Strengthening Fund (Professional Advice Category – 2 of 4)

**Applicant:** [REDACTED]

**Building Name:** He Waka Tuia

**Building Address:** 42 Kelvin Street

**Heritage Designation:** Locally Significant

**Strategy Designation:** None

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**Project:**  
**a) Detail design of strengthening works**

**Benefits:**  
Increased seismic strength and therefore increased public safety and tenancy.

**Tenants:**  
Gallery and commercial

**Total Project Cost:** \$5,297.50 inc GST

**Funding Eligibility:** \$2,648.75 (50% to a maximum of \$10,000)

**Recommended Funding:** \$2,645 (50% funded - maximum)



*He Waka Tuia*

## Seismic Strengthening Fund (Professional Advice Category – 3 of 4)

**Applicant:** [REDACTED]

**Building Name:** Southland Real Estate Building

**Building Address:** 169-171a Dee Street

**Heritage Designation:** Locally Significant

**Strategy Designation:** None

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**Project:**  
**a) Detail design of strengthening works**

**Benefits:**  
Increased seismic strength and therefore increased public safety and tenancy.

**Tenants:**  
Commercial

**Total Project Cost:** \$18,500 inc GST

**Funding Eligibility:** \$9,250 (50% to a maximum of \$10,000)

**Recommended Funding:** \$9,250 (50% funded - maximum)



*169-171a Dee Street was part of a Council-led group application to Heritage EQUIP for seismic work funding.*



## Seismic Strengthening Fund (Professional Advice Category – 4 of 4)

**Applicant:**



**Building Name:** 43-45 Dee Street

**Building Address:** 43-45 Dee Street

**Heritage Designation:** Locally Significant

**Strategy Designation:** None

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**Project:**

**a) Detail design of strengthening works**

**Benefits:**

Increased seismic strength and therefore increased public safety and tenancy.

**Tenants:**

Commercial

**Total Project Cost:** \$17,500 inc GST

**Funding Eligibility:** \$8,750 (50% to a maximum of \$10,000)

**Recommended Funding:** \$8,750 (50% funded - maximum)



*43-45 Dee Street also received seismic funding last year towards their seismic reporting.*

# Seismic Strengthening Fund

Seismic Strengthening Category

## Seismic Strengthening Fund (Strengthening Works Category – 1 of 1)

**Applicant:** [REDACTED]

**Building Name:** Tudor House

**Building Address:** 36 Don Street

**Heritage Designation:** HNZPT

**Strategy Designation:** Building

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**Project:**  
**a) Construction of strengthening works**

**Benefits:**  
Increased seismic strength and therefore increased public safety and tenancy.

**Tenants:**  
Commercial

**Total Project Cost:** \$192,200 inc GST

**Funding Eligibility:** \$50,000 (50% to a maximum of \$50,000)

**Recommended Funding:** \$19,355 (10% funded – less than maximum)



*Tudor House*