

## Lauren Riddle

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**From:** Lauren Riddle  
**Sent:** Friday, 10 March 2023 03:20 p.m.  
**To:** Hamish McNeilly  
**Subject:** Response to Official Information request - Dunedin Heritage Fund grants to the High Street Co-housing project  
**Attachments:** #5 DHF Online application\_Redacted.pdf; #6 DHF application\_Redacted.pdf; #17 DHF application\_Redacted.pdf; #35 DHF application\_Redacted.pdf; #40 DHF application\_Redacted.pdf

Kia ora Hamish

Firstly, apologies for the delay in responding to your request for the amount DCC has granted the High Street co-housing project from the Dunedin Heritage Fund, together with a copy of the application for each of the successful grants.

The grants made from the Dunedin Heritage Fund are as follows:

**Application 2021/22 #40**

Approved grant of \$15,000 - Due to uplift 19 May 2023

*Adaptive re-use of the former High Street School's 1905 cast-iron fence, specifically the remaining fence on Alva Street adjacent to entranceways and gates*

(Application attached)

**Application 2020/21 #17**

Approved grant of \$15,000 - Due to uplift 19 May 2023

*Refurbishment of existing railings and posts along the High Street site boundary*

(Application attached)

**Application 2019/20 #35**

Approved grant of \$5,000 - Due to uplift 19 May 2023

*Restoration & Repairs to cast-iron fence.*

(Application attached)

**Application 2019/20 #6**

Approved grant of \$5,440.00 – Paid 28/08/2020

*Restoration & Repairs to cast-iron fence*

(Application attached).

**Application 2017/18 #5**

Approved grant of \$2,000 - Paid \$1,665.00 27/09/2017

*Assessment and remedial action report on the War Memorial Arch & Gate*

(Application attached)

Individual names and contact information and financial detail have been redacted pursuant to section 7(2)(a) of the Local Government Official Information and Meetings Act 1987 – protect the privacy of natural persons, including that of deceased natural persons

and section 7(2)(b)(ii) – protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz)

Ngā mihi

Lauren Riddle  
*Mana Whakahaere Kairuruku / Governance Support Officer*  
**GOVERNANCE GROUP**

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Dunedin City Council, 50 The Octagon, Dunedin  
PO Box 5045, Dunedin 9054  
New Zealand  
[www.dunedin.govt.nz](http://www.dunedin.govt.nz)

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**From:** Hamish McNeilly <[hamish.mcneilly@stuff.co.nz](mailto:hamish.mcneilly@stuff.co.nz)>  
**Sent:** Monday, 30 January 2023 2:03 p.m.  
**To:** Igoima <[Igoima@dcc.govt.nz](mailto:Igoima@dcc.govt.nz)>  
**Subject:** LGOIMA request

Afternoon,

I'm requesting how much the DCC has granted the High St co-housing project from its heritage funds. And the individual (successful) application for each grant.

**Hamish McNeilly**  
Senior reporter  
+64 27 458 4605

8 Stafford St  
Dunedin, 9016



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**From:** [REDACTED]  
**To:** [Dunedin City Council Heritage](#)  
**Subject:** Dunedin Heritage Fund Online application  
**Date:** Thursday, 16 March 2017 10:02:26 p.m.  
**Attachments:** [IMG\\_0408.jpg](#)  
[Memorial-arch-and-gate.pdf](#)  
[Memorial-arch-and-gate2.pdf](#)  
[IMG\\_0414.jpg](#)  
[Memorial-arch-and-gate3.pdf](#)  
[Memorial-arch-and-gate4.pdf](#)

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[REDACTED] has made an online application to the Dunedin Heritage Fund. Below are details of the application. Additional files are attached to this email.

## Part 1

### 1. Name

[REDACTED]

### 2. Contact address

[REDACTED]

### 3. Phone number

[REDACTED]

### 4. Fax number

### 5. Email address

[REDACTED]

### 6. Provide a brief description of the project this grant will be used for:

Assessment and remedial action report on High Street School (former) War Memorial Arch and Gate.

## Part 2

### 7. Address of property to which the application applies

7 Montpellier Street, Dunedin

#### 7a. Photo of property

IMG\_0408.jpg, type image/jpeg, 960.7 KB

#### 8. Name of Owner:

Urban Cohousing Otepoti Limited (UCOL)

#### 9a. Telephone - day

[REDACTED]

#### 9b. Telephone - night

[REDACTED]

#### 9c. Telephone - cell

[REDACTED]

### 10. Address (if different from above):

**11. Status of Ownership**

Company

**11a. If other please specify****11b. If you do not own the property, also include evidence showing entitlement to use the property.**

No file uploaded

**12. Is the property scheduled in the Dunedin City District Plan, noted in the Dunedin Contextual Thematic History, or registered by the NZ Historic Places Trust?**

Yes

**13. If no, please provide a brief statement explaining why the property is important****14. If you answered 'No' to Question 12, will you be seeking further protection of your heritage building as part of this proposal?****15. What is the building currently used for? Will this use change?**

Mostly vacant site except for former school building which houses 3 tenants. Site will soon be developed into co-housing community comprising 22 units and common house. Memorial Arch stands at the Alva and High Street corner of the site.

**16. Do you have a conservation plan prepared for the building?**

No

**16a. If yes, does this work comprise part of the work identified in this plan?****Part 3****17a. Description of Project:**

High Street War Memorial Arch and Gate condition assessment and remedial action report, maintenance plans and repair specifications.

**17a. Photos or other attachments to illustrate**

IMG\_0414.jpg, type image/jpeg, 1.3 MB

**17b. Proposed remedial work**

Condition assessment and remedial action plan

**17b. Work drawings & specifications**

Memorial-arch-and-gate.pdf, type application/pdf, 225.4 KB

**18. When do you intend to begin the work?**

April, 2017

**19. When do you expect the work to be completed?**

May, 2017

**20. Will you be employing a conservation architect?**

Yes

**21. Who will be supervising the project?**

Conservation Architect

**22. Letters of support**

Memorial-arch-and-gate2.pdf, type application/pdf, 225.4 KB

**23. Does this work require any types of consents and do you currently hold these consents?**

No

**Part 4****24. What work has been carried out on the property previously and at what cost?**

Strengthening bolts, mortar between stone slabs (time and cost unknown). Voluntary work and consultancy fees (survey, archeological report, tree removal) to the sum of [REDACTED] to prepare for this application. (Itemised costs available)

**Part 5****25. Include an explanation of how the Dunedin public will benefit from the project.**

Demonstrate that our city values its heritage and history and shows its commitment to commemorating those who made the ultimate sacrifice by restoring this highly visible memorial.

**Part 6****26. Total cost of the project:**

[REDACTED] (First stage of restoration)

**26a. Quotes**

Memorial-arch-and-gate3.pdf, type application/pdf, 225.4 KB

**26b. Please supply an itemised breakdown of the project costs.**

Memorial-arch-and-gate4.pdf, type application/pdf, 225.4 KB

**27. Other Sources of Finance Available for Project**

**\$ Amount available**

**Local Authority**

**Government agency**

**Charitable Trust**

**Other**

**Own contribution**

**Total**

**Total shortfall** [REDACTED]

**27a. Other****27b. What other avenues of finance have you considered?**

Heritage New Zealand Lotteries Commission Otago Community Trust Board RSA

**28. If you are GST registered, please supply your GST number**

112-028-366

**29. How much funding are you seeking from the Dunedin Heritage Fund?**

[REDACTED]

**30. Are you applying for**

A grant

**31. What will happen to the project if you do not get the full amount you applied for?**

Work to restore the War Memorial Arch and Gate will be delayed as we will have to seek funding from other organisations.

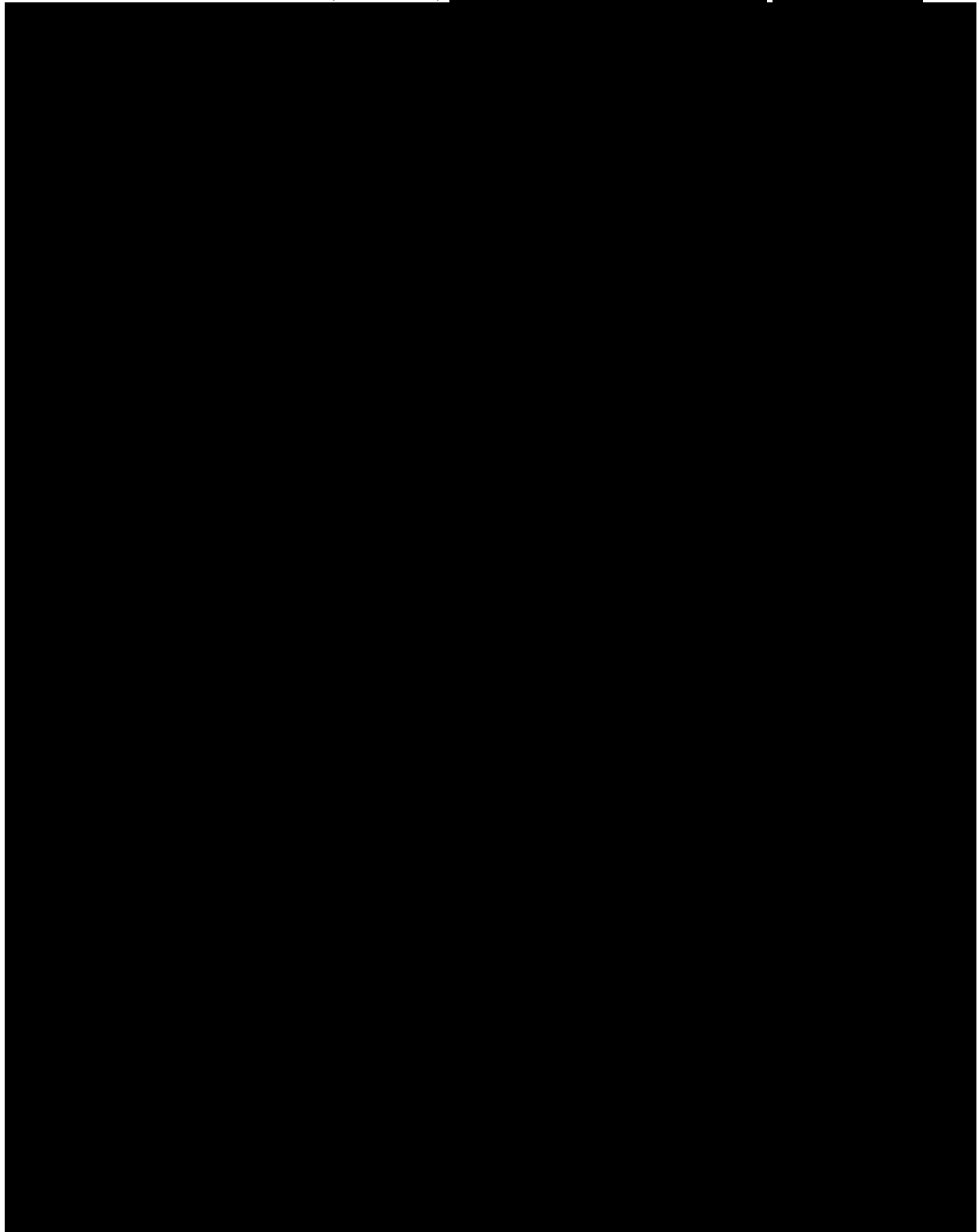
**Part 7**

**32. Please provide any additional information/comments in support of your application**

Dear Members of the Committee Re: High Street War Memorial Arch and Gates Registered, List number 9645, Historic Places Category 2 Location: corner of High Street and Alva Street UCOL, acting on behalf of its shareholders, would like to apply for a first round of funding in the process of assessing, repairing and restoring, and conserving the historic war memorial as described above. Background UCOL was formed in 2013 when a small group of people came together to purchase the former High Street Primary School site for the purpose of establishing Dunedin's first cohousing development. At the time of receiving resource consent for the development, a covenant was placed on the consent endowing UCOL with the War Memorial Arch and entrusting the Company with its restoration and conservation. Three and a half years later, building of the 22 unit cohousing development is close to starting and work on assessing and restoring the War Memorial Arch is pressing. Work to date and ongoing needs We have accepted a proposal from [REDACTED]

[REDACTED] Architect and Conservator, (attached) to assess the condition of the Arch and prepare a remedial action plan. This is the first in a series of steps to restoring the Arch. Following [REDACTED] analysis, a stonemason will need to be engaged to carry out repairs and restoration. Heritage New Zealand has also offered to be involved in the creation of a garden space adjacent to the Memorial. Importance of the High Street School (Former) War Memorial Arch and Gates The Arch, Gates and part of the adjoining wrought iron fence have been registered as Historic Places Category 2, List number 9645. Under the listing (attached), the history and importance of the structure are emphasized. The Memorial is on a prominent corner in the city and has 'aesthetic, architectural, historical and social value'. Many losses were recorded of past pupils and staff of the former High Street school in World War One and the names of 56 of those lost were engraved on two tablets on either side of the gates. In 1950, a third tablet was added to the centre of the Memorial containing the names of those ex-pupils whose lives were lost in World War Two. The list entry describes the Arch as both 'uniquely local and an intrinsic part of our national story.' It commemorates 'individual sacrifice but also the contribution of the community as a whole' as the move to erect the Memorial and the funding for it came from a group of ex-High Street School students, who sought donations came from the surrounding community and past pupils. Increased attendance at ANZAC day services in recent years shows that there is a desire among young New Zealanders not to forget those who served their country and the sacrifices made. This prominent memorial remains an important symbol to many of those sacrifices. UCOL's position UCOL is a not-for-profit company, which represents a group of 22 households of diverse ages and backgrounds who are working to form a cohousing community which will promote social and environmental sustainability, based on respect and shared responsibilities. Whilst building to a very high standard, we are trying to keep costs to a minimum so that a wide range of people, including young families, can buy homes. We have also set aside two social housing units to be managed by the DCC, with unanimous support from the elected councillors. As a result of our position, we do not have extra funds for the full assessment, repair and restoration of the Arch. We therefore wish to apply for as much funding as possible from the Dunedin Heritage Fund. Our first stage needs are Assessment of

condition and remedial action (excl. GST)



## APPLICATION TO THE DCC HERITAGE FUND

### Part 1 – Our details

Name:



Contact address:



Contact phone number:



Email address:



*Brief description of the project this grant will be used for (required)*

To adapt for re-use the former High Street School's elaborate 1905 wrought iron fence. The fence with its multiple entrances stretches along both the road verges of the site (approx. 90 metres in total.)

The proposed work has been architecturally designed to ensure visual continuity with the site history, minimising new openings necessary for site redevelopment.

The aim is to have the work done by the time High Street Cohousing is ready for occupation in November 2020.

### Part 2 - The property

*The address of the property to which the application applies*

7 Montpellier Street

(Note this is the legal address; the fence fronts Alva and High Streets)



*Photo taken before building work began*



*Name of owner (required)*

Urban Cohousing Otepoti Ltd (UCOL)

High Street Cohousing

7 Montpellier Street

Dunedin

Email: [REDACTED]

NOTE: Technically, due to a historic anomaly, the fence is not on UCOL land but on adjacent road reserve. However UCOL has undertaken to preserve the fence and the associated memorial arch as per Covenant on the land title.

*Contact phone day:* [REDACTED]

*Contact phone number (mobile):* [REDACTED]

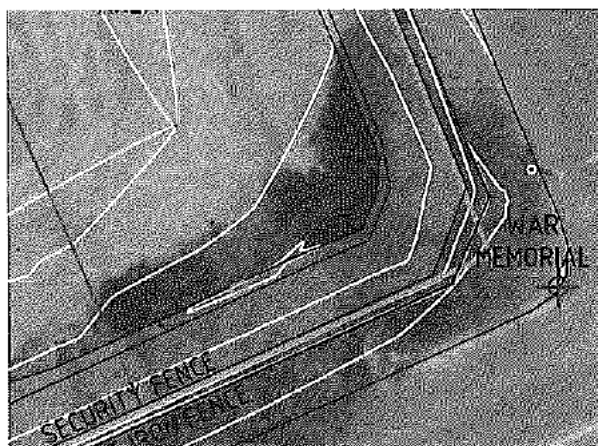
*Status of ownership:* Company (not-for-profit)

*Is the property scheduled in the Dunedin City District Plan, noted in the Dunedin Contextual Thematic History, or registered by the NZ Historic Places Trust?*

- The Memorial Arch and associated fence has a NZHPT Category 2 listing (List no 2231)
- The property is on the northern edge of the High Street Residential Heritage Precinct (2GP Appendix F, A2.1.6).
- This listing B833 specifically covers the entire war memorial including plaques and wrought iron fence 'to boundary of site'.
- The immediate neighbourhood also has many residences listed in the precinct and an immediate neighbour (Alva House) has a Category 2 NZHPT listing.

*What is the building currently used for? Will this use change?*

The heritage fence marks the edge of the footpath and is on road reserve. (The legal site boundaries are marked by an internal childproof security fence at the former school.) See map below excerpted from the NZHPT Covenant file.



The historic access points have to be modified (and increased in number) to serve the new residential use of the land.

*Did you have a conservation plan prepared for the building*

Conservator and architect [REDACTED] included an assessment of the fence in his 2017 Condition Report on the War Memorial, and described the necessary conservation work. (Too large to attach, but available if required.)

*If 'yes' does this work comprise part of the work identified in this plan*

Yes. This work will NOT include the fence directly associated with the Memorial Arch Covenant i.e. the gates underneath the arch and five metres either side.

### **Part 3 - Your project**

#### *Description of Project*

- Repair of damage to both the fence and its concrete footing as identified in the Condition Report.
- Restoration of the fence in the gaps made during the lifetime of the school to allow for new facilities, i.e. the 1927 shelter shed gap (High Street) and the c1937 milk shed gap (Alva Street). This will involve repurposing panels not required elsewhere and construction of some new panels and gateways.
- Reorganising openings as access to the new houses, repurposing existing gates and building some new ones.
- Biocide fungus and mould spraying.
- Scraping, brushing and repainting all panels and gates.

*Photos or other attachments to illustrate*

See appended

*Proposed remedial work (required)*

As described: removal of fungal growth and repair of damage; restoration of missing sections by repurposing and by replicating. Details are contained in the Condition Report, which is too large to append, but available if required.

*Work drawings & specs (include working drawings and specifications where relevant. Your file must NOT be larger than 2MB in size.)*

The architectural drawings prepared by [REDACTED] are available here: [https://\[REDACTED\]](https://[REDACTED])

*When do you intend to begin the work (required)*

Immediately funds are to hand. *When do you expect the work to be completed (required)*

Within 12 months

*Will you be employing a conservation architect (required)*

No, at this stage it does not seem necessary to ask [REDACTED] to do any further work.

*Who will be supervising the project (required)*

[REDACTED] (NB cost has not been allowed for in their estimate)

*Letters of support*

See letter appended from archaeologist [REDACTED]

*Does this work require any types of consents and do you currently hold those consents (required)(please detail)*

Heritage NZ has approved the work (see attached) and the Dunedin City Council heritage planner been consulted and likewise approved the work.

#### **Part 4 - Previous work**

*What work has been carried out on the property previously and at what cost (required)*

There has been no work on the fence itself, apart from site preparation.

- The 1927 shelter shed was demolished by UCOL members and friends with most materials recovered for recycling at a saving of \$[REDACTED]
- Mature trees with roots impinging on the fence foundations have been removed at a cost of \$[REDACTED]
- Two panels removed from Alva Street to allow site access (and the small Alva Street gate found on site) are in safe storage.

## **Part 5 - Community benefit**

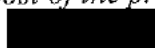
*Include an explanation of how the Dunedin public will benefit from the project (required)*

The proposed adaptive re-use of the fence (acknowledged as best practice to preserve heritage structures for future generations) will honour the past associations of the site while fitting it for 21<sup>st</sup> century residential purpose.

It will ensure the continuing presence of a handsome streetscape amenity in a high-profile position, enhancing the values of the High Street Heritage Precinct. As the last remnant of a major city school, the fence represents many stories over multiple generations, especially of the investment the community made in the education of its children, and the changing demographics of this part of Dunedin. Judging by comments from the many people observing progress of the cohousing project, there are still many ex-pupils and staff with a nostalgic connection to the site.

## **Part 6 - Funding**

*Total cost of the project (required)*



*Cost quotes (include quotes where relevant.)*

See attached estimate from [REDACTED] Unfortunately the company has been unable to provide more detailed breakdown or advice in time for this application because of unforeseen family circumstances for a critical staff member. We will provide this at a later date if required.

*Itemised breakdown of the project costs and any other costs (Please supply an itemised breakdown of the project costs and any other costs and indicate items for which you are applying for funding. Your file must NOT be larger than 2MB in size)*

Item	
Architectural drawings	
Condition report	
Site clearance	
Biocide spraying	
Concrete cutting	
Concrete repairs and new footings	
Zeal Steel (estimate only, see attached)	
Paint	
Supervision	
Contingency	
Total	

The application is for a proportion of [REDACTED] costs that would reflect the public interest in this project.

Other sources of funding	\$Amount available
Local authority	
Government agency	
Charitable trust	
Other (work pro bono)	
Own contribution - monetary	
Own contribution - already disbursed	
Own contribution – labour	
Donations and fundraising	
Total	
Total shortfall	

*What other avenues of finance have you considered*

We are seeking advice on what sources may be available to us given UCOL's legal status (being treated as a normal commercial development entity without the ability to recognize its special social character) seems to rule out direct approaches to some of the usual funding bodies.

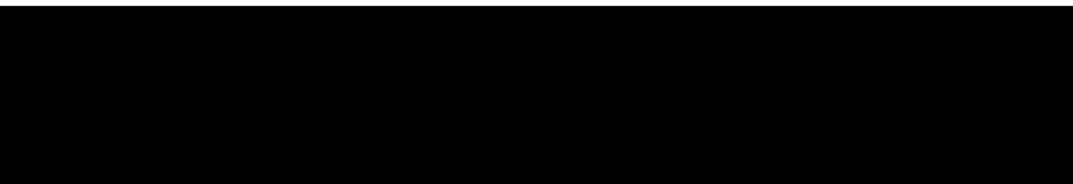
*If you are GST registered please supply your GST number*  
112 028 336

*How much funding are you seeking from Dunedin Heritage Fund (required)*  
[REDACTED]

*Are you applying for*  
A grant

*What will happen to the project if you do not get the full amount you applied for*

This project will proceed in stages, and the rest of the work will be delayed until funds are to hand. This will seriously detract from the appearance of the site once the new houses are completed.



We will also seek sponsorship and pursue community fundraising activities

## **Part 7 - Additional information**

*Please provide any additional information/comments in support of your application*

Because High Street Cohousing (acting through UCOL) has a commitment to enhance the Heritage Precinct we have determined to go beyond the requirements of the NZHPT Covenant and to incorporate all the heritage fence in this plan for adaptive reuse for access to the cohousing development.

The future residents accept their responsibility to make a significant contribution to work that will have a private as well as a public benefit, but with resources stretched to build to a very high standard of thermal efficiency, the best means they have of doing this is through donating their labour.

As an acknowledgement of the wider community interest, the group formed to pursue the project includes not just UCOL members, but neighbours (including the neighbourhood historian who is also a former school parent and former school committee chairman), a High Street School ex-pupil, and interested friends with relevant professional knowledge. We have sought – and will continue to seek – advice and support from relevant professionals and from other heritage-based Dunedin organisations. We are especially open to involvement by the ex-High Street School community, including family of the men named on the war memorial.

Funding for work on the War Memorial Arch and the directly associated gates and fence will be sought separately, including from Veterans' Affairs.

### **Declaration**

*Full name:*

[REDACTED]

*Status:* UCOL director

[REDACTED]

<b>APPLICATION NUMBER:</b>	Seventeen
<b>BUILDING NAME:</b>	High Street School (former) Memorial Arch and Gateway

## HERITAGE FUND APPLICATION SUMMARY

<b>Property Address(es):</b>	7 Montpellier Street, Dunedin
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<b>Property Key(s):</b>	5132938
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<b>Contact Details:</b>	<b>Applicant Name(s):</b>	[REDACTED] on behalf of UCOL	
	<b>Postal Address:</b>	[REDACTED]	
	<b>Contact Person:</b>	As above	
	<b>Contact Number:</b>	[REDACTED]	
	<b>Contact Email:</b>	[REDACTED]	
	<b>Method of Service:</b>	Post-      Email      Other _____	

<b>Lodgement Date:</b>	30/10/2020	<b>Attachments:</b>	Yes    No
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<b>Grant Purpose:</b>	To adapt for re-use the former High Street Schools 1905 wrought Iron fence.
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<b>Property Information</b>	<b>Owner Name:</b>	Urban Cohousing Otepoti Limited
	<b>Status of Ownership:</b>	<del>Private</del> <del>Trust</del> <del>Company</del> Other - Not for profit company
	<b>Site Status:</b>	<input type="checkbox"/> Is the property scheduled in the Dunedin City District Plan? <input type="checkbox"/> Is the property registered by the NZHPT? <input type="checkbox"/> Is the property noted in the Dunedin Contextual Thematic History

<b>Schedule Number:</b> (If applicable)	B833	<b>Current Building Use:</b>	N/A
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<b>Planned Start Date:</b>	As soon as funds are available	<b>Planned Completion Date:</b>	Within 12 months
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<b>Consents Required:</b> (If applicable)	No	<b>Total Project Cost:</b>	[REDACTED]
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<b>Total Shortfall:</b>	[REDACTED]	<b>Funding Amount Sought:</b>	[REDACTED]
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<b>Notes:</b>	[REDACTED]
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# DUNEDIN HERITAGE FUND APPLICATION FORM

## Part 1: Your Details

1. Name: [REDACTED] on behalf of UCOL (Urban Cohousing Ōtepoti Ltd)

2. Contact address: [REDACTED]

3. Phone: [REDACTED]

4. Cell: [REDACTED]

5. Email: [REDACTED]

6. Provide a brief description of the project this grant will be used for:

To adapt for re-use the former High Street School's beautiful 1905 wrought-iron fence. The fence with its multiple entrances stretches along two of the road verges associated with the site (High Street and Alva Street). This totals 90 meters in length, but this specific application is for the length of fence to fill in the gap that was created when a large brick storage shed bordering the boundary was demolished eighteen months ago.

The proposed replacement work has been architecturally designed to ensure visual continuity with the site history, with the minimal number of new openings that will still allow site redevelopment and residential occupation.

The aim is to have this work on the fence completed in time for residential occupation of the site in February 2021.

## Part 2: The Property

7. Address of property to which the application applies (please attach a photo):

7 Montpellier Street, City Rise 9016

(Note: this is the legal address of this property. The heritage fence fronts Alva & High Streets)

For photos please see appendix 5

8. Name of Owner: UCOL;

9. Telephone: Text (Day) (Night) Text (Cell)

10. Address (if different from above):

Urban Cohousing Ōtepoti Ltd / Toiroa High Street Cohousing,  
7 Montpellier St, City Rise, Dunedin 9016  
(Toiroa is the name gifted to us by Kai Tahu).

11. Status of Ownership: Private Trust Company ☒ Other (please specify): Not-for-profit Company  
If you do not own the property, also include evidence showing entitlement to use the property.

12. Is the property scheduled in the Dunedin City District Plan, noted in the Dunedin Contextual Thematic History, or entered on the New Zealand Heritage List? ☒ Yes No  
Yes - NZHPT Heritage Category 2 (No. 2231)



13. If no, please provide a brief statement explaining why the property is important (include photos if necessary):

14. If you answered 'No' to Question 12, will you be seeking further protection of your heritage building as part of this proposal?  
Please detail:

15. What is the building currently used for? Will this use change? (If so, please explain):

The Memorial Arch & wrought-iron fence 5 meters each side of it are under covenant by NZHPT and so will not be subject to any movement, alteration etc. It is the wrought-iron fencing beyond that that this application applies to.

The site was formerly occupied by the historic High Street Primary School - first established in 1886. Much of the historic High Street School buildings were demolished between 1981 and when the school finally closed in 2011. All that remains as a testimony to the original school are the Memorial Arch and the adjacent wrought-iron fence.

In 2013, UCOL purchased the site in order to develop a Cohousing community and a condition of this was that the UCOL/Toiora community will continue to maintain the wrought-iron fencing surrounding the property on the High Street & Alva Street boundaries. The historic access points have to be modified (and increased in number) to serve the new residential use of the land - this will only be done beyond the 5 meter length of fencing under covenant.

16. Do you have a conservation plan prepared for the building? ☒ Yes ☐ No

If yes, does this work comprise part of the work identified in this plan? ☒ Yes ☐ No

### Part 3: Your Project

17. Work for which assistance is sought (please use any photos or other attachments to illustrate)

a) Description of Project:

Conservator and architect [REDACTED] included an assessment of the fence in his 2017 Condition Report on the War Memorial, and described the necessary conservation work. (Too large to attach, but available if required.)

As part of clearing the site to allow building of the new Cohousing to begin, an old brick storage shed had to be demolished (labour provided by Toiroa members). As this shed abutted the High Street boundary line, no wrought-iron fencing existed on this section of the boundary. Now that the shed has been removed, there is a large, conspicuous, odd-looking gap in the wrought iron fence line along the High Street boundary. (see the attached appendices "Annotated Heritage Fence": top of page 2, H6 to H7).

We are seeking funding to replace like with like: railings x 7; small posts x 4; ornate posts x 2, and base nib wall x 2 (see full inventory & costings below).

b) Proposed remedial work (include working drawings and specifications where relevant):

**Please see Appendix One -  
Annotated Heritage Fence (architectural drawing of the fence);  
and**

**Appendix Two  
which gives a detailed inventory and costing of the remedial work required on this section of the  
wrought-iron fence;**

18. When do you intend to begin the work? Immediately funds are to hand.
19. When do you expect the work to be completed? Within 12 months
20. Will you be employing a conservation architect? No, at this stage it does not seem necessary to ask [REDACTED] to do any further work. We have the services of [REDACTED] architect, on our team
21. Who will be supervising the project? [REDACTED] (UCOL/Toiroa Architect), [REDACTED]
22. Please include any letters of support from conservation professionals on the appropriateness of the work being undertaken.  
See letter appended from archeologist [REDACTED] (Appendix Three)
23. Does this work require any types of consents and do you currently hold these consents? Please detail:

Heritage NZ has approved the work (see attached Appendix Four) and the Dunedin City Council heritage planner been consulted and likewise approved the work.

#### Part 4: Previous Work

24. What work has been carried out on the property previously and at what cost? (Use separate sheets if necessary):

- A scoping exercise was carried out by [REDACTED] on the first section of fence beside the main driveway on Alva St, with the assistance of the Heritage Fund. Railings, posts and nibs have also been removed to create access for units as the first stage of work as per the last (August 2020) application to the fund.
- The 1927 shelter shed was demolished by UCOL members and friends with most materials recovered for recycling at a saving of \$ [REDACTED]
  - Mature trees with roots impinging on the fence foundations have been removed at a cost of \$ [REDACTED]
  - Two panels of fencing removed from Alva Street to allow site access (and the small Alva Street gate found on site) are in safe storage.

#### Part 5: Community Benefit

25. Include an explanation of how the Dunedin public will benefit from the project. If necessary, also supply options for how that benefit may be increased (the application cannot be considered without this information. Use separate sheets if necessary):

The proposed adaptive re-use of the fence (acknowledged as best practice to preserve heritage structures for future generations) will honour the past associations of the site while fitting it for 21st century residential purpose.

It will ensure the continuing presence of a handsome streetscape amenity in a high-profile position, enhancing the values of the High Street Heritage Precinct. As the last remnant of a major city school, the fence represents many stories over multiple generations, especially of the investment the community made in the education of its children, and the changing demographics of this part of Dunedin. Judging by comments from the many people observing progress of the cohousing project, there are still many ex-pupils and staff with a nostalgic connection to the site.

#### Part 6: Funding

26. Total cost of the project excluding GST (include quotes where relevant): \$ [REDACTED]

Please supply an itemised breakdown of the project costs. Indicate items for which you are applying for funding.  
Please note the Dunedin Heritage Fund does not provide grants against the GST cost elements of projects.

27. Other Sources of Finance Available for Project:

	\$	AMOUNT AVAILABLE
Local Authority	\$	
Government Agency	\$	
Charitable Trust	\$	
Other (please specify)	\$	
Own Contribution	\$	[REDACTED] hours of labour since 2013
Total	\$	excl. GST
TOTAL SHORTFALL	\$	[REDACTED] excl. GST

Note: applications may be made for amounts less than or equal to the project shortfall

What other avenues of finance have you considered?

We are seeking advice on what sources may be available to us given UCOL's legal status (we are treated as a normal commercial development entity which doesn't recognise the special social & community character of us as an entity) - so far this seems to rule out direct approaches to some of the usual funding bodies who we might be eligible for if UCOL was a charitable trust rather than a company. However, the members of UCOL/Toiroa have & will donate thousands of hours of voluntary time and labour to the preservation and enhancement of all aspects of the property, including the heritage fence. This includes the two architects who are members of UCOL/Toiroa.

28. If you are GST registered, please supply your GST number:

112 028 336

29. How much funding are you seeking from the Dunedin Heritage Fund? \$

30. What will happen to the project if you do not get the full amount you applied for?

This project will proceed in stages, and the rest of the work will be delayed until funds are to hand. This will seriously detract from the appearance of the site once the new houses are completed if this large gap remains long-term.

We will also seek sponsorship and pursue community fundraising activities.

#### Part 7: Additional Information:

31. Please provide any additional information/comments in support of your application (use extra sheets if necessary):

Because UCOL/Toiroa has a commitment to enhance the Heritage Precinct we have determined to go beyond the requirements of the NZHPT Covenant and to incorporate all the heritage fence in this plan for adaptive reuse for access to the cohousing development.

The future residents accept their responsibility to make a significant contribution to work that will have a private as well as a public benefit, but with resources stretched to build to a very high standard of thermal efficiency, the best means they have of doing this is through donating their labour.

As an acknowledgement of the wider community interest, the group formed to pursue the project includes not just UCOL members, but neighbours (including the neighbourhood historian who is also a former school parent and former school committee chairman), a High Street School ex-pupil, and interested friends with relevant professional knowledge. We have sought – and will continue to seek – advice and support from relevant professionals and from other heritage-based Dunedin organisations. We are especially open to involvement by the ex-High Street School community, including family of the men named on the war memorial.

Funding for work on the War Memorial Arch and the directly associated gates and fence will be sought separately, including from Veterans' Affairs.

#### DECLARATION:

I hereby apply for a grant towards the cost of the works described in this application.

I declare I am willing to allow Heritage New Zealand or Dunedin City Council personnel to inspect the property before, during and/or after completion of the work.

I declare I am willing to apply any technical advice the Dunedin City Council or Heritage New Zealand may offer regarding the work to be financed by any grant/loan allocated.

I declare that the above information is correct

Full Name:

Status (Owner/Agent):

UCOL/Toiroa Cohousing Member

Signature:

Date: 29/10/2020

*Privacy Act 1993: A summary of information provided in this application will be reported in due course to a Standing Committee of the Dunedin City Council.*

When completed, please submit your application to: Dunedin Heritage Fund, PO Box 5045, Dunedin 9054 or by email to [heritage@dcc.govt.nz](mailto:heritage@dcc.govt.nz).

Urban Cohousing Otepoti Ltd (UCOL)  
High Street Cohousing  
7 Montpellier Street  
PO Box 7103  
Dunedin 9040  
Email: [REDACTED]

Dunedin Heritage Fund Committee  
PO Box 5045  
Dunedin 9054

21 April 2020

Re: Repair and restoration of the former High Street School fence

Dear Dr Andrea Farminer,

Further to our original application to the DCC Heritage Fund (2019), the smaller scoping exercise undertaken by [REDACTED] earlier this year and subsequent discussions with yourself and other interested parties, we are pleased to submit an updated quote from [REDACTED] as requested.

Adjustments to the scope of the work as a result of the scoping exercise, include the lack of a labour contribution on the part of the Cohousing Community due to concerns about health and environmental damage from the high levels of lead paint on the fence. Costs have increased considerably and we are seeking the maximum allowable from the fund with the understanding that the fund's emphasis is on restoration and repair, rather than the adaptive re-use of the whole as detailed in the plans and reflected in the new access points.

In summary the total engineering work of [REDACTED] comprises:

Scoping project, incl. 2 new gates [REDACTED] (already done and funded)  
refurbishment of all fences and posts [REDACTED]  
refurbishment of Archway gates [REDACTED] (part of fence line)  
refurbishment of 3 existing gates [REDACTED]  
2 new gates with cast iron finials [REDACTED]  
(High Street part of covenanted fence adjacent to Memorial Archway)  
7 new gates with aluminium finials [REDACTED]

plus non engineering masonry site works [REDACTED] plus GST

We are keen to continue to work with you to find a satisfactory way forward, so that the interface of the new Cohousing complex, its heritage setting and adjoining neighbourhood are well integrated and continue to honour the history as well as provide everyday functionality for the site's consented use.

Please find attached the full updated documentation provided by [REDACTED] and again should there be further information you require, please do not hesitate to get back to us. We look forward to a positive outcome.

Yours sincerely,

[REDACTED]

Director,  
Urban Cohousing Otepoti Ltd.



# DUNEDIN HERITAGE FUND APPLICATION FORM

## Part 1: Your Details

[redacted] on behalf of Urban Cohousing Ōtepoti Ltd and/or Toiroa

1. Name: Cohousing Body Corp

2. Contact address [redacted]

3. Phone: [redacted]

4. Cell: [redacted]

5. Email: [redacted]

6. Provide a brief description of the project this grant will be used for:

To adapt for re-use the former High Street School's beautiful 1905 wrought-iron fence. The fence with its multiple entrances stretches along two of the road verges associated with the site (High Street and Alva Street). This totals 90 meters in length, but this specific application is for the remaining fence on Alva Street adjacent to the entrance ways and gates, not including the section adjacent to the Memorial Arch under the covenant.

The whole project has been architecturally designed to ensure visual continuity with the site history, its redevelopment and now residential occupation.

The aim is to have this work on the fence completed as soon as possible and without interruption, while we now have the services of [redacted]

## Part 2: The Property

7. Address of property to which the application applies (please attach a photo):

7 Montpellier Street, City Rise 9016

(Note: this is the legal address of this property. The heritage fence fronts Alva & High Streets)

8. Name of Owner: Urban Cohousing Ōtepoti Ltd (UCOL) or Toiroa Cohousing Body Corporate

9. Telephone: [redacted] (Day) [redacted] (Night) [redacted] (Cell)

10. Address (if different from above):

UCOL or Toiroa Cohousing Body Corporate, 7 Montpellier St, City Rise, Dunedin 9016  
(Toiroa is the name gifted to us by Kai Tahu).

11. Status of Ownership: Private Trust Company ☒ Other (please specify): Not-for-profit company/ Body Corp  
If you do not own the property, also include evidence showing entitlement to use the property.

12. Is the property scheduled in the Dunedin City District Plan, noted in the Dunedin Contextual Thematic History, or entered on the New Zealand Heritage List? ☒ Yes No

Yes - NZHPT Heritage Category 2 (No. 2231)



13. If no, please provide a brief statement explaining why the property is important (include photos if necessary):

14. If you answered 'No' to Question 12, will you be seeking further protection of your heritage building as part of this proposal?  
Please detail:

15. What is the building currently used for? Will this use change? (If so, please explain):

The Memorial Arch & wrought-iron fence 5 meters each side of it are under covenant by NZHPT and so will not be subject to any movement, alteration etc. It is the wrought-iron fencing beyond that that this application applies.

The site was formerly occupied by the historic High Street Primary School - first established in 1886. Much of the historic High Street School buildings were demolished between 1981 and when the school finally closed in 2011. All that remains as a testimony to the the original school are the Memorial Arch and the adjacent wrought-iron fence.

In 2013, UCOL purchased the site in order to develop a Cohousing community and a condition of this was that the Toiroa community will continue to maintain the wrought-iron fencing surrounding the property on the High Street & Alva Street boundaries.

The historic access points have to be modified (and increased in number) to serve the new residential use of the land - this will only be done beyond the 5 meter length of fencing under covenant.

16. Do you have a conservation plan prepared for the building? ☒ Yes ☐ No

If yes, does this work comprise part of the work identified in this plan? ☒ Yes ☐ No

### Part 3: Your Project

17. Work for which assistance is sought (please use any photos or other attachments to illustrate)

a) Description of Project:

Conservator and architect [REDACTED] included an assessment of the fence in his 2017 Condition Report on the War Memorial, and described the necessary conservation work. (Too large to attach, but available if required.)

(see also the attached appendices Annotated Heritage Fence.pdf )

We have now employed the services of [REDACTED] hence the delay in starting the two earlier application sections, as the [REDACTED] scoping section has not performed well and is to be rectified by [REDACTED]. We are keen to secure [REDACTED] ongoing services, [REDACTED] now that he is fully engaged in the project.

We are seeking funding to renovate the remaining panels on Alva and High St, which need to be removed, blasted, painted, some repairs made, nibs restored and panels reinstated, anchors repaired. (see full inventory & costings attached).

b) Proposed remedial work (include working drawings and specifications where relevant):

Please see Appendix One -  
Annotated Heritage Fence (architectural drawing of the fence);  
and

Appendix Two  
which gives a detailed inventory and costing of the remedial work required on this section of the wrought-iron fence;

18. When do you intend to begin the work? Immediately funds are to hand.

19. When do you expect the work to be completed? Within 12 months

20. Will you be employing a conservation architect? No, at this stage it does not seem necessary to ask [REDACTED] to do any further work. We have the services of [REDACTED], architect, on our team

21. Who will be supervising the project? [REDACTED] (Toiroa Architect), [REDACTED]

22. Please include any letters of support from conservation professionals on the appropriateness of the work being undertaken.

See letter appended from archeologist [REDACTED] (Appendix Three)

23. Does this work require any types of consents and do you currently hold these consents? Please detail:

Heritage NZ has approved the work (see attached Appendix Four) and the Dunedin City Council heritage planner been consulted and likewise approved the work.



#### Part 4: Previous Work

24. What work has been carried out on the property previously and at what cost? (Use separate sheets if necessary):

A scoping exercise was carried out by [REDACTED] on the first section of fence beside the main driveway on Alva St, with the assistance of the Heritage Fund. Railings, posts and nibs have also been removed to create access for units as the first stage of work as per the last (August 2020) application to the fund.

The 1927 shelter shed was demolished by UCOL members and friends with most materials recovered for recycling at a saving of [REDACTED]

Mature trees with roots impinging on the fence foundations have been removed at a cost of [REDACTED]

Two panels of fencing removed from Alva Street to allow site access (and the small Alva Street gate found on site) in safe storage have been returned. So far with the assistance of the Heritage Fund, an initial scoping exercise has been completed, 3 original gates have been found, purchased and fixed (new ornamental and fastening components) new strainers, posts and new gates manufactured, access cuttings made and new nib walls constructed, some panels and ornamental posts have been removed and sandblasting and painting of said components is underway.

#### Part 5: Community Benefit

25. Include an explanation of how the Dunedin public will benefit from the project. If necessary, also supply options for how that benefit may be increased (the application cannot be considered without this information. Use separate sheets if necessary):

The proposed adaptive re-use of the fence (acknowledged as best practice to preserve heritage structures for future generations) will honour the past associations of the site while fitting it for 21st century residential purpose.

It will ensure the continuing presence of a handsome streetscape amenity in a high-profile position, enhancing the values of the High Street Heritage Precinct. As the last remnant of a major city school, the fence represents many stories over multiple generations, especially of the investment the community made in the education of its children, and the changing demographics of this part of Dunedin. Judging by comments from the many people observing progress of the cohousing project, there are still many ex-pupils and staff with a nostalgic connection to the site.

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Own Contribution	\$ since 2013	
Total	\$ [REDACTED]	excl. GST
TOTAL SHORTFALL	\$ [REDACTED]	excl. GST

*Note: applications may be made for amounts less than or equal to the project shortfall*

What other avenues of finance have you considered?

We have sought advice on what sources may be available to us given UCOL and Toiroa Cohousing's legal status (we are treated as a normal commercial development entity which doesn't recognise the special social & community character of Toiroa BC/UCOL as an entity) - so far this seems to rule out direct approaches to some of the usual funding bodies for which we might be eligible were Toiroa a charitable trust.

However, the members of Toiroa have & will donate thousands of hours of voluntary time and labour to the preservation and enhancement of all aspects of the property, including the heritage fence. This includes the two architects who are members of Toiroa H.S.C. and a Trustee/secretary of a Central Otago Heritage Trust.

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112 028 336

29. How much funding are you seeking from the Dunedin Heritage Fund? \$

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We will also seek sponsorship and pursue community fundraising activities.

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The future residents accept their responsibility to make a significant contribution to work that will have a private as well as a public benefit, but with resources stretched to build to a very high standard of thermal efficiency, the best means they have of doing this is through donating their labour.

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Funding for work on the War Memorial Arch and the directly associated gates and fence will be sought separately, including from Veterans' Affairs.

#### DECLARATION:

I hereby apply for a grant towards the cost of the works described in this application.

I declare I am willing to allow Heritage New Zealand or Dunedin City Council personnel to inspect the property before, during and/or after completion of the work.

I declare I am willing to apply any technical advice the Dunedin City Council or Heritage New Zealand may offer regarding the work to be financed by any grant/loan allocated.

I declare that the above information is correct

Full Name:

Status (Owner/Agent):

UCOL Director & Toiroa  
Cohousing Member

Signature:

Date: 26/4/2022

Privacy Act 1993: A summary of information provided in this application will be reported in due course to a Standing Committee of the Dunedin City Council.

When completed, please submit your application to: Dunedin Heritage Fund, PO Box 5045, Dunedin 9054 or by email to [heritage@dcc.govt.nz](mailto:heritage@dcc.govt.nz).