

Heritage Fence Summary Report May 2022

From Catherine, Tim and Sandy

Please read in conjunction with the colour-coded pdf file attached.

A brief outline of history to date:

2013 Covenant applied to Memorial Arch and 5 metres of fence either side before we purchased in Sept 2013

June 2014 **Resource Consent** applied for, and much detailed work on heritage fence already underway in order to meet requirements of Covenant and needs of access for cohousing.

Agreements reached with Heritage New Zealand and Dunedin Heritage arm of DCC, who do not differentiate between the 5 metres either side of the arch and the rest of the fence.

July 2017 **Bowman Conservation Report** commissioned

Discussion held with Zealsteel, Frank Scurr, Wainright Masons, Southern Heritage and a number of other possible funding bodies. Technically, due to a historic anomaly, the fence is not on our land but on adjacent road reserve. However UCOL undertook to preserve the fence and the associated memorial arch as per Covenant on the land title. Long term our desire is to have at least the covenanted portion in public ownership.

2019: **Application 1 to DCC Heritage Fund** for \$63,000 of total project of \$150,000 based on costs to date and estimate from Zealsteel. DCC responded with suggestion of doing a scoping exercise.

2019/20: **Application 1B to DCC Heritage Fund for scoping exercise:** \$10,880, 50% funded by DCC HF. Zealsteel suggested section on Alva St starting from driveway, to include a number of different elements. This is the section, which is in front of Units 1 & 2 and is black bean green. (Some parts have failed. Lawrie Forbes of Zealsteel will undertake remediation (spoke again to 20/5/22) Since then we have agreed to paint the fence black, so we will need to undertake repainting that section. Alongside aesthetic concerns, it is now come to light that black will be more durable than the green and is considerably cheaper.)

August 2020: **Application 2 to Heritage Fund** for creating access ways and gates, a mixture of existing and new for \$57,752. The fund was not interested in supporting manufacture of new gates, even though creating new access ways meant there were enough fence panels to bridge the gap of where both the old milk crate (on Alva St) and bike shed on High St were located without any heritage fence. We were awarded a \$5,000 grant. Accurate Concrete Cutting were engaged to cut the nib walls and drill holes for posts. Other work has been done by Tim, Sandy and small working bees. However since Frank Scurr is now our preferred provider, the costs based on Zealsteel's quote have decreased markedly. He is a single operator artisan craftsman, who is now engaged in our project and has sourced 3 further original gates. Each gate has unique features needed to hang, secure and latch depending

on the adjacent posts and railings. Many elements of the new gates, replacement finials and fleur-de-lis, and centre posts have been made. Different metals used in the fence also require differing techniques – welding, bolting and other different fixings. The fence is also not well aligned in many places and remedial work on the fence and nib walls needs to be undertaken. Much of this detail did not become apparent until Frank started working on the job. He is currently in the process of moving his workshop to residential premises, hence a delay in seeing further gates hung. He has been paid \$27,600 to date for work done, materials and work in progress to achieve most of the access ways and gate requirements. We expect to uplift the grant before the end of August.

Sept/Dec 2020 – **Application 3 to Heritage Fund** for \$28,760.00 to complete the perimeter of the boundary and in particular the missing section, where the bike shed stood on High St. We were awarded \$15,000 and expect to uplift the grant soon after the former. Marty Crawford of Blasting & Coating Services has quoted us for blasting, priming and top-coating and is currently working an ornate post, 3 gates and some small posts and a support. He has worked with Frank Scurr and will do small batches as we progress the above grants. He has been paid a progress payment of 20% of a quote for \$13,965 for these sections.

April 2022 – **Application 4 to Heritage Fund**: While Frank is still able to work and is not fully retired it seemed expedient to use his services in order to complete the project as much as possible. The remaining parts were divided into 3 sections – panels on Alva St; panels on High St; and the more complicated ornate posts, gate and panels on upper High St, where much remedial work is needed to straighten the nib and create a level & safe entrance for Units 15 & 16. In consultation with yet another new incumbent as the Heritage Advisor, it was decided to roll these 3 sections together into one application. We have applied for \$36,220.00. The committee sat yesterday 19 May 2022 and we will hear in due course how successful we will be.

We have received a further generous \$6,000 donation from long time supporter Mike Hazel, which is currently held in a separate account of the Body Corp.

The DCC has been consulted about the possibility of grants awarded to UCOL being uplifted by the Body Corp. The Heritage Fund grants do not cover GST, so we need to be mindful that for example 15% of \$36,220.00 is \$5,433.00, which we would need to pay, if UCOL were already wound up and it is moved to the BC. If all grants were uplifted by the BC that would potentially add another \$10,00 or more to the project. We currently estimate that the project will come in on or under the budget set of \$80,000 depending on the final grant. As with any heritage project there are always possibilities of unknown costs. We have factored in a 10% contingency in our grant applications. The project is now well underway, and we are hopeful the further completed elements will soon be appearing and that we may reach completion sooner than later. There will need to be further working bees to strip and contain existing paint from posts that need to be left in situ, and then primed and top coated twice. Likewise some of the work on the nib walls may be able to be undertaken by ourselves.

Please remember that Catherine, Tim, and Sandy picked up this work, because no one was willing. It is complicated and complex, trying to balance the demands of the Covenant, our Resource Consent, Heritage NZ, the DCC Heritage Group, Toiora's everyday needs, budget constraints, best practice standards, and lack of skilled artisans and appropriate materials. We are grateful for any support and thank Kristin for helping with one of the applications and Rosemarie for her on-going historical research.

There will then remain the covenanted section of fence and memorial arch left to do. A quote for the masonry work from 2019 came in at \$8,983.00 +GST, and c. \$4,000.00 for railing work would bring the project to a full close for perhaps \$15,000 or so. Some other funding sources may be available for this section or not – Veterans Affairs, the RSA, former High St pupils and the wider community. Note the RSA has changed its focus in recent years to be more in keeping with the article Kristin circulated Anzac this year, regarding monies better spent on people rather than memorials.

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Date	Who	Reason	Cost	Received	TOTAL
Oct-18	JCB hire (machine) + Zeal St	(remove fence sections)	-792.00		
Apr-20	ZealSteel		-5,407.60		
Jun-20	ZealSteel		-4,266.70		
Oct-20	Accurate Cutting –	nib wall	-2,310.00		
Jan-21	Zeal Steel (includes credit notes)		-1,173.70		
Dec-21	Accurate Cutting	fence post holes	-400.00		
Mar-22	gates, Frank Scurr, Accurate Cutting, Blasting & Coating		-33,222.43		
Sep-17	MemorailArchConditionReport			1,665.00	
Aug-20	DCC Heritage Fund	Scoping Exercise		5,440.00	
Apr-22	Mike Hazel	Donation		6,000.00	
Aug-22	DCC Heritage Fund	2		5,000.00	
Oct-22	DCC Heritage Fund	3		15,000.00	
Nov-22	DCC Heritage Fund	4?	-36,220.00	?	
			-83,792.43	33,105.00	-50,687.43