

Built Heritage Acquisition Fund Objectives and Assessment Criteria

Objectives of the Built Heritage Acquisition Fund

- a) To save at risk buildings and or other built features that have heritage merit from destruction by neglect, by purchase, short term hold and on sale
- b) To be the catalyst for restoration of other built heritage
- c) To be the catalyst for revitalisation of heritage buildings in areas identified in Council plans for urban intensification
- d) To demonstrate the economic benefits of heritage building conservation in the market place
- e) In exceptional or unforeseen circumstances to provide a vehicle for the transfer of unwanted heritage buildings or other built heritage feature from a site (could be on private or public land) and secure the restoration and protection of them on another site (again could be private or public land)
- f) To complement the heritage planning and protection activities of the Council and other public bodies including the NZ Historic Places Trust and the Department of Conservation
- g) To complement the conservation and protection activity of local groups

Assessment Criteria for the Built Heritage Acquisition Fund

1. Heritage outcomes, features, significance and value - what are the built heritage features and attributes and what are their level of significance (local, regional and national) using criteria including:

- The extent to which it reflects important, rare or representative aspects of Auckland's history
- Whether it dates from periods of early settlement in Auckland
- Extent to which it forms part of a wider historical complex
- Importance to the course, or pattern, of Auckland's history
- Association with the events, persons, or ideas of importance in Auckland's history
- Potential to provide knowledge of Auckland's history
- Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons

- Community association with or public esteem for them
- Importance in demonstrating a significant degree of creative or technical achievement at a particular period
- Symbolic or commemorative value
- Importance in exhibiting particular aesthetic characteristics

2. Recognition under national legislation; regional and district plans

- Are the features assigned Category 1 or 2 statuses under the NZ Historic Places Trust Act or identified for protection in the Regional Plan: Coastal or the Auckland district plans.

3. Consequences of not taking action including assessment of alternative options and level of threat

- What is the level of threat to those features (e.g. neglect, risk from natural hazard, changing land use patterns, permitted by plan provisions, owner's hardship).

4. Acquisition and Funding Options

- What other acquisition options have been considered to protect and conserve the built feature(s). These include purchase and securing by way of encumbrance or covenant the key elements and/or features as well as purchase of the whole building and site.
- What protective covenants should be put in place and should it include the "right of first refusal" so that the property can be re-acquired if it comes up for sale and there are outstanding issues with the condition of the property
- What other sources of funds are potentially available to leverage from and complement the funding from the Built Heritage Acquisition Fund
- Could the building be on sold quickly to a sympathetic party with covenants or similar legal protection in place and obligations to undertake the restoration.

5. Externalities - Potential Positive Benefits: To what extent would the protection and conservation of the building:

- Have a catalytic effect on the surrounding area
- Encourage property owners of adjacent buildings to reverse the neglect of their own buildings
- Kick start wider environmental improvements and commercial vitality

- Generates value as a tourist attraction for the locality
- Provide for greater public access to view any particularly significant features or enable viewing of other heritage features on adjoining land or land in general vicinity
- Enable the opportunity to show case the restoration process in the construction phase

6. Community Value

- Is there existing or likely to be strong community support for the protection and restoration

7. Financial Appraisal- To what extent does an appraisal demonstrate

- Potential financial viability –
 - does the proposal result in a draw down greater than 20 per cent of the remaining fund.
 - Is any potential financial loss on any one proposal greater than \$200,000
- Ability to meet regulatory standards (eg. earthquake strengthening requirements)
- Capability of beneficial re-use(s)
- Likelihood that it can be on-sold to sympathetic owners, notwithstanding being subject to covenants or similar legal protection instruments
- Can the purchase and restoration be achieved within a defined period (say 2 years)