

Before the proposed Waimakariri District Plan Hearings Panel

Under the Resource Management Act 1991
In the matter of the Proposed Waimakariri District Plan
And Submissions by Oxford Equity Limited (FS-117)

**Evidence of Paul Albert Dallimore regarding 17 Main Street,
Oxford (Currilea / Redwoods)**

HEARING STREAM 5 – HISTORIC HERITAGE

07 August 2023

Tavendale and Partners
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Brief of Evidence for the Waimakariri District Plan Hearings Panel Meeting regarding the Historic Setting Zoning of the property located at 17 Main St Oxford

Background

1. My name is Paul Dallimore. I am the sole director of Oxford Equity Ltd, which owns 17 Main St Oxford.
2. Oxford Equity Ltd made a further submission on the Waimakariri District Plan (FS-117 submitted by Adderley Head, dated 21 November 2022) and I have prepared this evidence document and attachments in support of the requests in that further submission.
3. My evidence focuses on the heritage categorisation of the property, additions and landscaping works done since, how the Further Submission came about, and why the mapping change is being sought.
4. I have reviewed the Council's s42A Report which raises issues of scope in relation to Oxford Equity Ltd's further submission. The company's legal counsel is preparing to address those issues in legal submissions.

Expertise and some prior restoration projects

5. As a director of the Submitter company, I acknowledge am not giving independent evidence however I do wish to set out some of my extensive experience in historic place ownership and restoration.
6. My background is a Design Engineer with 40 years in the construction industry working in the fields of timber processing and housing development, structural engineering, and project management. More recently I was the founder and served as executive chairman of The NZX-listed National Property Trust (now known as Asset Plus) – I retired from this role in 2006.
7. I have an extensive background in historic place ownership and restoration and I am a passionate advocate of the restoration and retention of the historic fabric of our built environment.
8. I have restored several historic commercial and residential buildings over the years. I am the former owner of 'Larel', a historic home in Papanui Rd Christchurch which was unfortunately destroyed in the 2011 earthquake. Another company I am involved with owns the Spring Grove Historic Homestead at 12 Blakes Road in

Belfast – which is due for restoration. I am the owner for the past 16 years of an 18th-century 8-bedroom Maison du Maître in the southwest of France.

9. I am the recipient of the Companion to the Queens Service Order which was bestowed for services to the Arts and Historic Place Restoration (2010).
10. Further, I received the Historic Places Trust David Cox Memorial Award for the restoration of the historic Carnegie Centre in Dunedin in 1988 and an Otago Chamber of Commerce award for the same project in 1985.
11. I have been a sponsor of many historic restoration projects in Christchurch, namely the restoration of the St James theatre façade in 1991 and the investigation of the refurbishment of the city monuments in Victoria Square.
12. My first historic home purchase was 233 Highgate in Dunedin in 1984. The classic 1890's brick-built double bay Villa was built for Anna and Alexander Huxtable, designed by Dunedin Architect Edward Walden. In those days very little control was in place to safeguard heritage architecture and values, and the owner took on the responsibility for the protection of the building as a badge of honour with no assistance from the local council and only partial oversight from the Historic Places Trust (as it was then known). In **Attachment 1** of my evidence I include an excerpt of an article the Otago Daily Times published in 2016 about heritage properties in Dunedin that included the Highgate property.
13. The Highgate project led to the purchase of the historic Dunedin Public Library in 1985, which was vacated by the Dunedin City Council after moving into new facilities. The building was earmarked for demolition but presented an opportunity for an enterprising person. The library building was transformed into the Carnegie Centre and became an Art Centre for the performing and graphic arts. The project was a large undertaking and was heavily supported by the HPT and the City Council and lauded by the local community.
14. Three more historic commercial building restoration projects were undertaken over the next 5 years.
15. I have owned 5 historic homes and project managed all of them from part restoration to full restoration. I always work closely with Heritage New Zealand Pouhere Toanga (HNZPT) to ensure compliance with the restoration standards.

'Redwoods' : Restoration and additions

16. The historic dwelling known as 'Redwoods' is located at 17 Main St and has an existing NHZPT Category II classification. The HNZPT List Entry Record and the Site Record (both included as **Attachment 2** to my evidence) confirm the classification is limited to the building itself and an area of 2 meters surrounding the historic home and does not apply to the remaining land or buildings – I discuss this point again later in my evidence.
17. The historic home and grounds were in a bad state when we bought the property in May 1984.
18. We have significantly restored and added to the property over the years. We have completely rebuilt the interior of the historic dwellinghouse and also rebuilt exterior elements that were ravaged by neglect. We have completely rebuilt the verandah and replaced the roof. All the restoration work undertaken has been done to the very best of trade practice and as a result, has (in my view) enhanced and extended the life of the historic building.
19. We undertook an extension to the historic building in 2013 and added a new wing designed in keeping with the existing historic building – see photo attached at **Attachment 3** of my evidence. The HNZPT requested a contemporary design for the addition – they wanted the new wing and materials to be able to be differentiated from the historic – which was a surprise to me. I put to them that the charter of the HNZPT required them to assist the property owner to enhance their property, provided it did not compromise the integrity of the historic portion of the property. The HNZPT ultimately accepted my position and agreed to grant consent for the extension – I've included a copy of HNZPT's consent as **Attachment 4** to my evidence.
20. While we initially disagreed about the design, the HNZPT was very supportive during the process and visited the site before issuing their consent.
21. I also recall – quite a long time ago, probably around 2008 – that we applied to the Council for a Heritage Grant to repaint the historic building. I remember the Council turning us down, but I cannot locate the original request or decline paperwork.

Extent of the HNZPT Categorisation and 'the setting'

22. When we came to do the extension works in 2013, we realised the original HNZPT classification was unclear about whether it applied to the whole property. I

approached HNZPT about this and met with them to discuss it. The messaging I received was that the HNZPT was not that interested in the landscape setting or any changes to the non-historic elements.

23. We therefore sought a reclassification of the property so only the historic elements were subject to the HNZPT categorisation. I recall Robyn Burgess and Dave Margetts attending that on-site meeting sometime in April 2013. The reclassification was granted in May 2013. **Attachment 5a** to my evidence is the Technical Change Request Report from HNZPT's file, and at **Attachment 5b** is the email I received from HNZPT confirming the extent of the Category II classification to the property.
24. The grounds of the property have also been rebuilt, replanted, and significantly added to. I have attached a copy of the Landscape Master Plan setting out the significant changes to the landscape and setting (see **Attachment 6** to my evidence). Other than the original building (marked grey in the Landscape Master Plan) and its 2m surrounds, the remainder of the property and setting has been highly modified. We have landscaped various garden designs influenced from overseas styles, and have numerous garden sculptures dotted around the open areas.
25. My understanding is that the two Redwood trees at the front of the property (shown on the Landscape Master Plan) have been part of the property since 1900. I recall they were both previously listed in the district plan as significant or notable trees, but they are not listed in the operative plan as such. The balance of the landscaping has been undertaken since 2012 and apart from the Redwoods and other established exotic trees, the balance of the property is entirely new planting and not part of any historic setting.
26. The Council's proposed Historic Heritage Record 050 for the property states "*The house is screened from the roadside by mature vegetation but its presence is signalled by decorative entrance gates*". The entranceway itself is under threat from the tree roots of the established trees (particularly the chestnut and the two redwoods). The black gates are nothing special that I can recall; I'm not convinced they are original. Other than the entrance wings, there is no fence or wall to the front of the property, the footpath is bounded only by an established hedge.
27. I've attached a Google image of the entrance as **Attachment 7** to my evidence. One of our garden sculptures can be seen where the driveway splits left and right.

28. We have also resurfaced the driveway with rounded limestone, following the existing driveway shape.
29. Overall, the historic home represents approx. 50 % of the built space and with the additional buildings, the restoration work, and landscaping, a significant residential investment has been created.

District Plan and how this Further Submission came about

30. At **Attachment 8** to my evidence, I enclose emails exchanged between myself and various staff at the Council about the extent of the proposed Heritage Overlay on the property.
31. **Attachment 8a** is the email I received from Mr Daniel Cox (Policy Analyst) in February 2020 after I received a notification that Council wanted an Outstanding Natural Feature (ONF) identified on the property. During the phonecall I had also asked Mr Cox about the nature and extent of the District Plan's heritage protection on the property. I understood from Mr Cox's reply that the ONF was removed or not going to be pursued further, and that the extent of the Council's interest in the property from a heritage point of view was limited to the historic building and its 2m surround (same as the HNZPT Category II extent).
32. **Attachment 8b** is an email thread between myself and Trevor Ellis (Planning Manager) during October 2020. This was after I received information from the Council about its proposal to enlarge its heritage protection overlay to include the whole property. As you will see in the emails I disagreed with the proposal, particularly because no one had asked to undertake a site visit and so any assessment must have been based on a desktop basis only. I asked the Council to send through the assessment report. Mr Ellis did send it, and following my review of that report I asked the Council to remove the historic setting from the whole property. The Council did not get a reply to my 12 October email.
33. On 3 February 2022, while looking at the District Plan maps for another matter, I discovered the proposed maps had a historic heritage setting overlay over the entire property. I contacted the Council's planning department the very next day and had a conversation with Ms Georgie Hackett. Ms Hackett then sent through an email the next week (9 February, **Attachment 8c**) setting out some details about the heritage setting overlay, some of the previous correspondence between the Council and I about it, and then saying that the submissions period had closed. The chronology in her email does not include my reply email to Mr Ellis on 12

October 2020 (after I had read the report he sent), where I requested the Council to confirm a historic setting overlay would not apply to the property.

34. With the help of its lawyers, Oxford Equity Ltd made a (late) original submission on the proposed district plan. The Council refused that late submission, stating that because it was 76 days after the submission period closed, they would not accept it. A Further Submission was filed and this is the one that the Council Officers have said has scope issues.
35. My position of asking for the historic setting overlay to not extend over the whole property has been known to the Council for some years. I am disappointed that now I am now being told that I am unable to pursue my Further Submission along those same lines, because of some unfortunate timing and strict adherence to process. The proposed extent seems to only negatively impact the landowner, since the HNZPT does not have an interest in the wider property setting.

Summation

36. I do not accept the Waimakariri District Council's proposal to include the entire property within the mapped historic heritage overlay. It does not align with the NZHPT categorisation and extent, and also does not match the wording in entry 050 in the Proposed Plan's HH-SCHED2.
37. I am prepared to accept that the two Redwood trees can be identified and protected (ie. reinstated as significant trees).

A handwritten signature in black ink, appearing to read 'Paul Dallimore', with a long horizontal flourish extending to the right.

Paul Dallimore QSO

Attachment 1 – Excerpt of ODT article: 233 Highgate

Otago Daily Times

News	Sport	Life & Style	Entertainment	Business	Regions	F
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Former Huxtable Residence

FORMER HUXTABLE RESIDENCE

This 1907 brick and tile residence at 233 Highgate, designed by Dunedin architect Edward Walden for Anna and Alexander Huxtable, is a beautifully detailed example of an Edwardian villa, one with historic and architectural significance.

Anna Huxtable was granted the land in 1907; a survey on May 15, 1907, indicates the foundations for the new dwelling were already in place at that date; and Dunedin City Council records indicate the house was probably built around that time.

The house is an example of a generous brick and tile bay villa from the early 20th century. Notable features include the stickwork on the gable, brackets supporting the gables, a tile roof with decorative ridge capping and the cast iron lacework. Architect Edward Walden (1870-1944) was born in Dunedin and educated at Otago Boys' High School. He began his architectural career articulated to James Hislop. He became a partner in the Dunedin firm of Hislop and Walden, and when Hislop died in 1902, he took over the firm. Walden was responsible for the Hallenstein's Building in the Octagon, a church at Andersons Bay and Levin and Company's Building, Dunedin. His son also practised architecture at Nelson.

Alexander Murray Huxtable described himself as both a commercial agent and patent medicine manufacturer.

He was son of John Huxtable, a well-known businessman in Australia, who later moved to Dunedin and spent his last years at his son's house.

In 1917, Anna Huxtable sold the property to Minnie Begg. After Begg's death in 1951, the property was transferred to Dunedin works manager William Robinson.

In 2016, the house remains a private residence.

Source: <https://www.odt.co.nz/lifestyle/magazine/streets-gold-highgate> published 28 December 2016

Attachment 2 – HNZPT List Entry Record and Site Record

List Entry Record

List Number: 3073

Site Reference: P1395



HERITAGE NEW ZEALAND
POUHERE TAONGA

Name:	Redwoods		
Other Names:	Name	Year From	Year To
	Redwoods (dwelling)(Currie-Leigh)		
Location:	17 Main Street, OXFORD		
List Entry Legal Description:	Pt Lot 1 DP22696 (RT CB17F/827), Canterbury Land District		
Local Authority:	Waimakariri District		
Summary:			
List Entry Status:	Listed		
List Entry Type:	Historic Place Category 2		
List Number:	3073		
Date Entered:	23 June 1983		
Extent of List Entry:	The extent is part of Lot 1 DP22696 (RT CB17F/827), Canterbury Land District and the building known as Redwoods thereon, with a buffer of approximately two metres around the house. The extent does not include the outbuildings, nor the addition at the rear (south) of the building which was constructed, in the same style as the original house, in 2011. (Refer to aerial map tabled at the Board meeting on 2 May 2013).		
Chattels			
District Plan Listing:	District Plan	SCHEDULED in Waimakariri District Plan Operative 28 November 2005. Site No. H044 in Appendix 28.1: Heritage Resources [record updated 28 Nov 2005].	
Maori Interest:	Unknown		
Heritage NZ Office:	Canterbury/West Coast Office		
Other Information:	Please note that entry on the New Zealand Heritage List/Rarangi Korero identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment on its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions.		
General Nature of Wahi Tapu:			
Section 66(1) & 66(3) Assessment:	Section 23(1)	Registered under previous legislation (HPA 1980)	
	Section 23(2)	Registered under previous legislation (HPA 1980).	
Section 66(1) Detail:			

List Entry Record

List Number: 3073

Site Reference: P1395



HERITAGE NEW ZEALAND
POUHERE TAONGA

Section 66(3) Detail:

Statement of Wahi Tapu:

Site Record

List Number: 3073

Site Reference: P1395



HERITAGE NEW ZEALAND
POUHERE TAONGA

Name:	Redwoods		
Location:	17 Main Street, OXFORD		
Legal Description:	Lot 1 DP 22696 RT:CB17F/827		
Local Authority:	Waimakariri District		
Regional Council Name:	Canterbury Region		
List Status:	Listed		
List Type:	Historic Place Category 2		
List Number:	3073		
Date Entered:	23 June 1983		
Extent of List Entry:	The extent is part of Lot 1 DP22696 (RT CB17F/827), Canterbury Land District and the building known as Redwoods thereon, with a buffer of approximately two metres around the house. The extent does not include the outbuildings, nor the addition at the rear (south) of the building which was constructed, in the same style as the original house, in 2011. (Refer to aerial map tabled at the Board meeting on 2 May 2013).		
Other Names:	Name	Year From	Year To
	Redwoods (dwelling)(Currie-Leigh)		
Current Site Usage:	Accommodation - House		
Former Site Usage:	Accommodation - House		
District Plan Listing:	District Plan	SCHEDULED in Waimakariri District Plan Operative 28 November 2005. Site No. H044 in Appendix 28.1: Heritage Resources [record updated 28 Nov 2005].	
Maori Interest:	Unknown		

Attachment 3 – Photograph of additional wing



R Burgess, 10 April 2013, NZHPT

2011 addition
(not included in
extent)


East elevation of the
registered building

Attachment 4 – HNZPT approval to 2013 addition

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New Zealand Historic Places Trust
Pouhere Taonga

Patron:
His Excellency The Hon
Anand Satyanand, PCNZM
Governor General of New Zealand



28/06/2007

NZ Historic Places Trust
Southern Regional Office
PO Box 4403
Christchurch

File#: 12013-995

Attention:
Daniel Ward
MAP Ltd
PO Box 25333
Christchurch

Dear Daniel,

Re: Proposed changes to Redwoods 17 main South Road, Oxford

Thank you Daniel for providing plans and details of a proposed alteration to the Redwoods homestead owned by the Dallimores. The NZHPT appreciates being consulted early about this proposal. As discussed this letter constitutes the NZHPT's assessment and position on the proposed work.

Significance of Redwoods

The building is registered as a Category II building under the Historic Places Act 1993, and listed in the Waimakariri District Plan.

Proposed work

To build an addition to the south wall of the house to provide additional living space and new verandah area.

General principles

The NZHPT is guided by the purpose of the Historic Places act 1993 in assessing the impact of any changes to the place.

The conservation principles of the ICOMOS NZ charter are also relevant to this proposal.

Detailed assessment

- *The new addition should be to the rear or set back from the significant elevation*
The proposed new addition is located appropriately to the south (rear) elevation
- *The new addition should be compatible in terms of materials, scale, proportion and surface configuration, but should not imitate the existing configuration.*

"Saving Our Past For Our Future"

The proposed addition uses similar materials and detailing to the existing house, and is compatible in terms of scale and proportion.

However the proposal congregates individual components, particularly the doors and verandah posts in close proximity to each other, in a non-traditional condensed surface configuration as opposed to the appropriate spacing of window and verandah posts on the existing building.

The details imitate the early house details, particularly the iron lace to the verandah.

- *The work involving the addition should be distinguishable from the old*

The proposed work is in part distinguished from the original structure due to the new roof being visually a separate structure. The walls and verandah however could be confused as original construction due to the extensive reproduction of details found on the original house.

Conclusions and recommendations

As outlined above, the proposed addition will result in the reduction of heritage value to the original building due to the extent of the replication of original detail used inappropriately. The northern and eastern elevations of the existing building are decorated with early period detail, but their significance will be reduced by the amount and intensity of the proposed configuration of details of the addition. Also, it would be inappropriate to the 'reading' of the original house for so much detail to be added to the rear of the building, thus confusing the front and rear in the future.

The NZHPT requests that the applicant reconsider the proposed work. In summary the NZHPT does not support the proposed work as outlined in the plans and elevations dated 20 & 25/06/2007, sheets A1.01, A1.02, A1.03, A2.01.

Thank you again for consulting the NZHPT on this proposal.

Yours sincerely,



Dave Margetts
Heritage Advisor - Architecture & Conservation
NZ Historic Places Trust Canterbury/West Coast
Ph 377 3996.

Attachment 5a – Technical Change Request Report from HNZPT (May 2013)

[refer separate PDF file]

Attachment 5b – Correspondence with NZHPT regarding extent of Cat II on property

From: Robyn Burgess <rburgess@historic.org.nz>
Sent: Thursday, 9 May 2013 1:11 PM
To: Paul Dallimore
Cc: Joanna Wylie
Subject: Technical update for your property at 17 Main Road, Oxford

File Ref: 12013-1416

Dear Paul,

CORRECTION TO REGISTER ENTRY 3073, REDWOODS, 17 MAIN ROAD, OXFORD

As promised following the meeting at your property on 10 April 2013, this email confirms the recent update to the NZHPT *Register of historic places, historic areas, wahi tapu and wahi tapu areas* with respect to Redwoods (dwelling) (Currie-Leigh), 17 Main Road, Oxford. You had requested a clarification about the extent of registration and this has now been confirmed by the NZHPT Board.

We confirm the following correction to the Register Entry for 3073:

- The name has been clarified as Redwoods
- A legal description has been added which reads Pt Lot 1 DP22696 (CT CB17F/827), Canterbury Land District
- An extent has been added which reads 'The extent is part of Lot 1 DP22696 (CT CB17F/827), Canterbury Land District and the building known as Redwoods thereon, with a buffer of approximately two metres around the house. The extent does not include the outbuildings, nor the addition at the rear (south) of the building which was constructed, in the same style as the original house, in 2011.'

The Board confirmed the correction at the Board meeting held on 2 May 2013. We would like to emphasise that modification of such details does not affect the registration other than improving the accuracy of technical information on the Register.

I trust that you and your wife are having an enjoyable time in France. If you have any queries about this email, please do not hesitate to contact me.

Kind regards,
Robyn Burgess

Robyn Burgess | Heritage Advisor Registration (Canterbury/West Coast) | Southern Regional Office | New Zealand Historic Places Trust Pouhere Taonga | PO Box 4403 Christchurch 8140 New Zealand | Ph: (03) 3631890 | Shop online at <http://www.historic.org.nz> and help keep New Zealand's heritage places alive.

This communication may be a privileged communication. If you are not the intended recipient, then you are not authorised to retain, copy or distribute it. Please notify the sender and delete the message in its entirety.

Attachment 6 – Landscape Master Plan for 17 Main Street, Oxford

[refer separate PDF file]

Attachment 7 – Google maps image of entranceway



Attachment 8 – Correspondence with Waimakariri District Council regarding the Proposed District Plan overlay

8a.

From: Daniel Cox <daniel.cox@wmk.govt.nz>
Sent: Friday, 21 February 2020 1:40 PM
To: Paul Dallimore
Subject: District Plan - Heritage Item H044 and ONF

Hi Paul,

Thanks for getting in touch,

Please ignore the letter that was sent to you regarding the ONF. I have arranged for this to be removed as it only applied to very small area of the property.

In regards to your heritage building, I followed this up and it looks like this only applies to the dwelling, which also includes a 2 metre buffer area around it.

Below is what is listed on the Heritage New Zealand website:

Extent of List Entry

The extent is part of Lot 1 DP22696 (RT CB17F/827), Canterbury Land District and the building known as Redwoods thereon, with a buffer of approximately two metres around the house. The extent does not include the outbuildings, nor the addition at the rear (south) of the building which was constructed, in the same style as the original house, in 2011. (Refer to aerial map tabled at the Board meeting on 2 May 2013).

The information can be found in the link below

<https://www.heritage.org.nz/the-list/details/3073>

Please let me know if you have any further questions

Kind regards,

Daniel Cox | Policy Analyst

Development Planning Unit

Phone: 0800 965 468 (0800 WMK GOV)

DDI:03 260 3539



8b.

From: Paul Dallimore <pad@highgategroup.co.nz>
Sent: Friday, 9 October 2020 12:20 PM
To: Development Planning Mailbox <developmentplanning@wmk.govt.nz>
Subject: Attention : Trevor Ellis Re : 17 Main St Oxford Lot 1 DP 22696

[THIS EMAIL IS FROM AN EXTERNAL SOURCE] DO NOT CLICK links or attachments unless you recognise the sender email address

Trevor,

I have received advice from WDC regarding the District Plan Review and historic heritage reference for our property at 17 Main St Oxford.

I am concerned that your letter informs that a heritage consultant has reviewed our file and deemed the property is worthy of inclusion in the draft District Plan.

No heritage consultant from WDC has ever visited our property and therefore it concerns me that desktop decision is made on matters that have an impact on a property asset.

Part of the house has a category 2 listing and a significant balance of the property does not.

I have experience where councils arbitrarily apply historic setting status on heritage properties without consultation and therefore wary of this potential.

We are not opposed to maintaining the heritage rating for that part of the property registered with the Historic Places Trust but will be opposed to any variation to the description of the heritage rating.

Can you please provide a copy of the consultants recommendation so we can assess the impact, if any , on the current status.

Regards

Paul A Dallimore QSO - FNZIM - FIML- MPIMZ

Highgate Investments Ltd
 PO Box 36 065 | Merivale | Christchurch 8146| New Zealand.
 Cell +64 21316033 | Email - pad@highgategroup.co.nz |

From: Trevor Ellis <trevor.ellis@wmk.govt.nz>
Sent: Monday, 12 October 2020 4:08 PM
To: Paul Dallimore <pad@highgategroup.co.nz>
Cc: Audrey Benbrook <audrey.benbrook@wmk.govt.nz>
Subject: FW: Attention : Trevor Ellis Re : 17 Main St Oxford Lot 1 DP 22696
Importance: High

Hi Paul,

I've attached the revised assessment. I'd prefer you come back to me in the first instance with any queries, rather than Dr Ann McEwan. My phone number is below if you'd like to call. Please note that the property is currently listed in the Operative Plan – the process in developing the new Plan has been via a mix of site and non-site visits, reviewing existing listings, expertly identified listings and nominations.

Cheers

Trevor

Trevor Ellis | Development Planning Manager

Development Planning Unit
 Phone: 0800 955 458 (0800 WMK GOV)
 Mobile: 021435019

From: Paul Dallimore
Sent: Monday, 12 October 2020 5:06 PM
To: Trevor Ellis <trevor.ellis@wmk.govt.nz>
Cc: Audrey Benbrook <audrey.benbrook@wmk.govt.nz>
Subject: RE: Attention : Trevor Ellis Re : 17 Main St Oxford Lot 1 DP 22696

Hi Trevor,

Thank you for the information.

We object to the re-scheduling of the property as the total property and not just the extent of the historical building – as detailed in the HPT data base.

The grounds of our property have been completely remodelled and have no relevance to the original property. The landscaping of the property is an ongoing process and we do not want any unnecessary encumbrance on our right to deal with the property as we see fit.

I have already approach council about the imposition of a heritage setting and had assurance that it was not classified as such– see attached letter.

The council have shown no interest in this property over the years and have declined to assist with any heritage funding to protect the fabric of the building.

As a result we have virtually rebuilt the exterior of the building to avoid the deterioration of the architectural style of the building.

Please confirm that an historic setting will not apply to our property.

Regards

Paul

Paul A Dallimore QSO - FNZIM - FINL- MPINZ

Highgate Investments Ltd
PO Box 36 065 | Merivale | Christchurch 8146| New Zealand,
Cell +64 21316033 | Email - pad@highgategroup.co.nz |

8c.

From: Georgie Hackett <georgie.hackett@wmk.govt.nz>
Date: 9 February 2022 at 9:58:20 AM NZDT
To: Paul Dallimore <pad@highgategroup.co.nz>
Subject: Heritage Setting 17 Main Street

Hi Paul,

Following our discussion on the phone on Friday 4 February, I have responded to your question below, and have also provided a timeline to document the process so far.

Proposed District Plan rules

Your property at 17 Main Street, Oxford, has been scheduled as a heritage item (the building) and a heritage setting applies, which covers the extent of the property boundaries. This was notified in our Proposed District Plan on 18 September 2021.

A heritage setting applies to every heritage item to help protect the heritage values. This means there are measures in place to manage subdivision or development within the setting so that it does not affect the heritage item. Some relevant proposed rules include:

- **HH-R3: Construction of a structure, building or addition to a building within any historic heritage setting listed in HH-SCHED2**
- **SUB-R7: Subdivision of a site containing a historic heritage item or heritage setting, or notable tree**

These rules mean that a resource consent would be required to build any new structures over 10m², and any subdivision would need to take into consideration any effect on heritage values. These rules have immediate legal effect.

District Plan Review process

It appears our email discussions about the heritage setting began in early 2020 (though there were phone calls at various other times):

- **21 February 2020:** Email sent to Mr Dallimore that states that Heritage New Zealand Pouhere Taonga lists the property as a heritage item which includes a 2 metre buffer area around it.
- **July 2020:** Letters were sent to all owners of heritage items to advise that each property was recommended for inclusion in the Proposed Plan.
- **9-12 October 2020:** Emails exchanged between Mr Dallimore and Trevor Ellis (former Development Planning Manager). Mr Dallimore objected to the scheduling of the heritage setting and the part of the building not listed with Heritage New Zealand Pouhere Taonga. Mr Ellis sent the heritage report for the property. This assessment states that the scheduling applies to the entire land parcel.
- **18 September 2021:** The Proposed Plan was notified. Fliers were distributed to every household within the district and displayed in local newspapers to inform that the submission period was open. Drop-in sessions were held in Rangiora, Kaiapoi, Woodend and Oxford to answer any enquiries.

The submissions period for the Proposed District Plan was open until 26 November 2021. As discussed on the phone, you did not make a submission as you were under the impression that the heritage setting would not apply to your property. Our records do show however that our last recorded emails and report sent to you confirmed that this setting would be scheduled.

You will likely be eligible to make a further submission. A further submission is limited to a matter in support of, or opposition to, an original submission. In the case where someone has submitted on a provision that relates to your property, e.g. a rule relating to heritage settings, you will be able to state whether you support or oppose what they have said.

We will make all submissions available for further submissions around the middle of this year for a period of 10 working days. After this submitters can speak to their submission at the hearing which will take place sometime in 2023. We will inform all submitters of the date of the hearing when it is known.

Regards,

Georgie Hackett | Policy Planner
Development Planning Unit
Phone: 0800 965 468 (0800 WMK GOV)

