

Summary Statement of Paul Dallimore

1. Good afternoon. My name is Paul Dallimore, and I am the sole director of Oxford Equity Ltd; the owner of 17 Main St, Oxford. Please excuse my absence, I am overseas for an extended period and am represented today by my legal counsel.
2. Oxford Equity Ltd made a further submission on the Proposed District Plan (FS-117, submitted by Adderley Head) and my evidence supports the mapping change requested in that. I confirm we are no longer seeking the various drafting relief to objectives, policies and rules.
3. While my evidence is not independent, I set out my relevant and lengthy experience in heritage building ownership and restoration projects at paragraphs [6]-[15] of my evidence.
4. I pride myself on restoring and enhancing our country's heritage buildings and settings, while also weighing the need for the property to retain value and prevent the heritage values essentially become a deterring financial burden - no one benefits and heritage assets ultimately fall into disrepair when this occurs.
5. I do wish to make one correction to my evidence. At paragraph [32], in the final sentence, are the words "*The Council did not get a reply to my 12 October email.*" It should read, "*The Council did not ~~get a~~ reply to my 12 October email*".

'Redwoods' HNZPT Classification and extent

6. The historic dwelling in question is located at 17 Main St and is known as 'Redwoods'. The dwelling is listed by Heritage New Zealand Pouhere Toanga (HNZPT) as a Category II heritage site. The Category II classification is limited to the historic dwelling itself and an area of 2 meters surrounding it. It does not apply to the remaining land or other buildings.
7. The historic home and grounds were in poor repair when we purchased the Property in 1984. We have significantly restored and added to the historic dwelling over the years, completely rebuilding the interior and parts of the exterior which I discussed in my evidence. We have also added an additional (modern) wing, completely rebuilt the veranda, replaced the roof and undertaken extensive landscaping works.
8. In April 2013 we engaged and met with HNZPT to confirm the extent of the HNZPT categorisation. The HNZPT Technical Report included at *Attachment 5a* to my evidence and Ms Burgess' email at *Attachment 5b* confirm that HNZPT did not consider there was heritage values in the landscape setting.

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The Landscape and Setting

9. Other than the original dwelling and its 2m surrounds, the remainder of the Property's outdoor setting has been highly modified or is otherwise kept as lawn.
10. The Council's proposed HH-SCHED2 - HH050 for the property states "*The house is screened from the roadside by mature vegetation, but its presence is signalled by decorative entrance gates*". The referred to gates are nothing special and I'm not aware of any heritage values or story behind them. As I said in my evidence, I'm not convinced they are even original. My recollection of HNZPT's visit in 2013 is that there was no notice given to the gates or driveway.
11. I discussed the two Redwood trees on the front of the Property at paragraph [25] of my evidence and still believe these to be significant trees.

How our Further Submission came about

12. Throughout my various correspondence with Council staff (at *Attachment 8* to my evidence), I have challenged the increased Heritage Overlay. I enclose emails exchanged between myself and various staff at the Council about the extent of the proposed Heritage Overlay. While I won't speak to each of these attachments in detail, I do wish to alert you to several issues.
13. In February 2020, I was informed by Daniel Cox that the Council's Heritage Listing in the District Plan was restricted to the historic dwelling and its 2m surrounds.
14. In October 2020, I received notification that the Council was proposing to put in place a Heritage Overlay over the entire Property, so I rang Trevor Ellis. We exchanged emails and in my last return email I again disagreed with the Council's decision, particularly because no one had undertaken a site visit and, in my view, the bigger Overlay was overreaching.
15. Because I received no reply to my last email to Council (sent to Trevor on 12 October 2020), I was surprised to learn, in February 2022, that the proposed district plan maps as notified still had a Heritage Overlay over the whole Redwoods' record of title. I called the Council again the next business day and I was notified by Georgie Hackett during that call and by email sent later, that the submissions period had closed. Oxford Equity Ltd then made an original submission on the proposed district plan but was refused by the Council which said we were too late. Council's email did say I would be eligible to make a further submission, but now Council is saying that our Further Submission is barred for scope reasons.

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Summation

16. HNZPT was specifically asked to confirm the extent of the Heritage Record 3073 over the Property and in 2013, after a site visit, confirmed that the wider garden did not warrant inclusion in the Record – there are no heritage values to warrant protection. The wider garden setting is modern, has been heavily landscaped in areas and contains various accessory buildings, structures and sculptures inspired by various international styles. I therefore do not accept the proposed Heritage Overlay covering the entire Property title. In my view it should be amended as requested in the Further Submission.