

22nd March 2024

C/-15 Prospect Place
Western Heights
Hamilton 3204

Attn: Ms M. Walmsley and Built Heritage Commissioners

Re: Built Heritage – 13 Hammond Street, Hamilton

Dear Mary and Commissioners,

Thank you for your email dated 1st March 2024, re Plan Change 9 – Memorandum of Counsel for HCC and your later email dated 13th March 2024 granting an extension for responses.

We note in Appendix B of the Memorandum of Counsel for HCC our property – 13 Hammond St. Hamilton is listed in “Appendix B – Built Heritage Items HCC will pursue” – see below.

As previously stated in our submission of 27th August 2023 – copy attached - we opposed then and continue to strongly oppose the scheduling of our property as Built Heritage.

To provide some context, 2019/2021 – we were exploring options to sell our property for development. Most of the properties in Hammond Street, have undergone redevelopment and we intended to do the same. A significant factor in our decision to sell was the increasing deterioration of our property. It was built in 1935 with inadequate piling for a two-story home with a heavy terracotta roof.

However, our plans were abruptly put on hold when I underwent life-saving surgery after a cancer diagnosis in late 2021. During my lengthy recovery, we suspended our development plans. It wasn't until mid-2022 that we became aware, through a family member, of the proposed scheduling of our property as Built Heritage. This knowledge came as a total surprise, and I promptly prepared a submission – dated 27th August 2023 outlining our opposition to including our property on the Built Heritage schedule. It later came to my attention many developers were aware of the pending Built Heritage scheduling and swiftly sought demolition notices to avoid inclusion of their properties on the schedule.

The proposed Built Heritage scheduling has completely upended our retirement plans and caused immense anguish and stress for my wife and myself. My wife has been so distraught by the situation she has undergone counselling therapy and is on medication.

Presently, we are not living in our own home, we are currently staying with our daughter and son-in-law. Our residence at Hammond Street has six-bedrooms and is too large for my wife and I to live in and manage as it also has an attached granny flat and studio unit on the section.

Given these circumstances, the reasons for our opposition to the scheduling of our property as Built Heritage are as follows:

Maintenance and repairs

In my report dated 27th August 2023, I outlined maintenance and repair concerns, these include:

- Piles – the property requires re-piling. The piles are insufficient to support the weight of a seven-ton terracotta roof. This has resulted in subsidence, uneven floors, cracks in the exterior cladding and foundation mortar.
- Roof – The roof is in a state of disrepair, with leaks and dislodged tiles. Internal wires holding the tiles in place are corroded, posing a risk of tiles falling during or after an earthquake event. It's worth noting that the government is replacing steep terracotta roofs on hospitals and schools to mitigate such risks. Added to the need to urgently replace the roof, there is corrosion in the internal gutters – see photo below.
 - As I outlined in my submission on 27th August 2023:
The roof needs to be replaced with a lighter roofing material, such as colorsteel, to alleviate the stress on the foundations. The subsidence on one side of the house has led to misalignment of the piles, timber framing and roof. Moreover, the absence of building paper under the tiles has resulted in damaged internal ceilings due to leaks. A major repair was recently undertaken on a front bedroom ceiling and kitchen area due to roof leaks.”
- Exterior foundation – cracks are observable in the exterior foundation.
- Water pipes – leaks occur under the house due to corroded galvanised water pipes. These are the original water pipes. While some pipes have been replaced, all galvanised water pipes require replacing.
- Windowsills – there is dry rot in many windowsills, needing repair.

The estimated cost to repair the above is in the order of \$200,000 + GST.



This photo shows dislodged tiles at the base of the chimney. Leaks are problematic across parts of the roof, with many of the ceilings showing watermark damage.



Here is further evidence of tile dislodgement.

Below is a photo showing a corroded internal gutter. Similar corrosion is seen in other parts of the roof. This corrosion is also a source of leaks.



Based on the many maintenance issues, I think you can appreciate how this led us to the decision to sell the property for development purposes. In our view, the property is beyond its use by date. The house has serious structural problems, and we believe the most pragmatic way forward is to demolish it and redevelop, even despite its historical value. Redeveloping the site, has the added advantage of contributing to the housing needs of the city, especially as Hamilton is now the fastest growing city in the country.

Financial burden

In my presentation dated 12th November 2023, following Hearing Session 2, I quote:

“The Built Heritage designation lacks sufficient consideration for the financial burden it may impose on certain homeowners. This concern is particularly evident in the Hearing Session 2 report of October 27, 2023, which acknowledges additional financial responsibilities for landowners with structures listed as Built Heritage items.

The report emphasizes Council's commitment not to create a financial burden on ratepayers, this is explicitly referring to ratepayers whose homes are not listed as Built Heritage. However, homeowners with such designations seem to be excluded from this statement, posing questions of equity.”

It's reassuring to learn of Council's intention not to impose financial burdens on ratepayers. However, it's disappointing this consideration does not extend to us, as a ratepayer who has owned 13 Hammond Street for 24 years. Aren't we deserving of fair and reasonable consideration regarding the financial burden this situation places upon us? Or is this only granted for ratepayers whose homes are not on the schedule! If this is the case, then it is grossly unfair and inequitable!

As outlined in my submission dated 27th August 2023, and detailed above, there are numerous issues with our property that necessitate significant maintenance and repair.

- The property remained unoccupied from July 2023 until January 2024. The loss of rental income during this period has been substantial, not to mention the costs incurred to repair the house to a habitable standard.
- The need for roof repairs is urgent, particularly due to damage caused to ceiling and walls by leaks. The advice I've received strongly recommends replacing the terracotta roof with colour steel or a similar substrate. Reasons for this recommendation are:
 - Iron roofs are lighter than terracotta roofs, alleviating stress on piles and the timber framing and stucco cladding.
 - Iron roofs provide better watertightness reducing the risk of leaks, especially given the current structural issues caused by misaligned piles and roofing joists.
 - Addresses the risk of falling tiles and debris during and after an earthquake event, especially considering the steep pitch of our roof.

Immediate action needs to be taken to address the roof issues if we hope to prevent further deterioration of the property. The material of choice is colorsteel, however replacing the terracotta roof with colorsteel compromises an unique heritage feature of the property, meaning the heritage value of the property diminishes and consequently, I argue the property should be removed from the schedule if such a replacement occurs.

Alternatively, replacing the roof with a new terracotta roof would address the leaks but not alleviate the weight-related stress on the piles and house framing. Re-piling the house would incur additional costs and expenses. Furthermore, central government is replacing the roofs of its buildings with steep terracotta roofs. Is local government expected to follow this lead? Would you please advise.

The repairs conducted thus far have been costly and time-consuming and do not address the fundamental issues with the roof. And the thought of spending another \$120,000 – 150,000 + GST to resolve the maintenance issues and bring the property up to a reasonable standard is currently beyond our capacity. Compounding our financial challenges is the current cost-of-living crisis and high interest rates. These increases have placed significant financial strain on us, exacerbated by the impending 19.9% rate increase in the next financial period, followed by four years of 15.5% increases. Over this period, the compound rate increase exceeds 110%. While I understand the need for rate increases to address the city's debt, it further erodes our capacity to maintain the property.

If Council proceeds with scheduling our property as Built Heritage, noting that it is beyond our financial capacity to re-pile, fit additional framing for strengthening, and install a new terracotta roof, then are Council willing to be responsible for any injury caused by falling tiles or debris during and/or after an earthquake event? As I mentioned above the roof needs to be reclad in colorsteel, as this is a cheaper option the re-roofing with terracotta tiles and also avoids the need for re-piling. The roof needs to be replaced with urgency. Is there any reason why we cannot proceed with replacing the roof now, in colorsteel? Please advise.

Property description

Our property is listed in Appendix B (see below, highlighted in yellow) as “A. Ebbett’s residence 13 Hammond Street, Hamilton Central”.

NB: The Ebbett’s are not the current residents of the property, nor have been since 1957. The property was built by Mr A. Ebbett, who establish Ebbett’s automotive business and died in 1951. The property was later sold in 1957 to Mr G. Burtenshaw, a dental surgeon.

We are the current owners and bought the property 24 years ago, the longest tenure of any owner. The table below shows the owners and length of their ownership since the property was built in 1935.

Year	Owner	Tenure of ownership
1935 – 1957	Ebbett's	22 years
1957 – 1980	Burtenshaw's	23 years
1980 – 1995	Barrett's	15 years
1995 – 2000	Melson's	5 years
2000 – current	Pickett's	24 years and counting

Saleability of property

A higher sale price would be obtained from a developer rather than a resident. Noting the 1249sqm central city section could easily accommodate nine units or even more as the property is designated High Density. However, developers have advised they have no interest in properties that are on the Built Heritage schedule. Hence, we have no means to realise the financial advantage of selling to a developer.

If we sold to a purchaser who intends to use the property as a residence, the sale price would need to be severely discounted or expensive repairs carried out before sale. The house has none of the modern nor expected features of new homes such as an ensuite, walk in wardrobes, indoor/outdoor flow, etc. The kitchen is small and inadequate for a six-bedroom home. The laundry/wash house is outside the house – across from the back door. Also, a purchaser may have concerns about obtaining consent for alterations. In our minds, there is no question of the negative impact a Built Heritage status would have on selling our property and realising market value. NB: There is little authentic architecture remaining inside the property, such as the rimu doors, skirtings, etc. These were stripped out before we purchased the property in 2000 and replaced with MDF doors and pine skirtings.

Again, if it is confirmed that our property is placed on the Built Heritage schedule, then \$100,000s would be wiped off the value of our property due to the limitations placed by the Built Heritage status. I hope you can appreciate the desperation of our plight!

Communication

In addition to our mounting frustrations, we have been met with a lack of effective communication throughout this process. Despite conversations, previously with Steve Rice and more recently with Mary Walmsley from HCC, there has been a deafening silence on timelines, dates and next steps with no detail on when this process might conclude. Requests for critical information have been met with responses such as, "I don't know!". Nor is any indication given on when we might know. This lack of clarity leaves us in limbo, having to pay a mortgage and rates with no clear way forward while Council displays a dismissive disregard to ratepayers affected by this situation. The frustration this creates cannot be overstated. Following my attendance at the Hearing on 7th November 2023, I submitted what I believed to be fair and reasonable recommendations for consideration. However, to date I have not received any response. Can I expect one? For the sake of completeness I reiterate the recommendations below:

- a. Earthquake risk:

Older homes featuring steep terracotta roofs should be excluded from the Built Heritage schedule due to significant health and safety concerns, specifically the risk of falling tiles during and after an earthquake event.

b. Financial impact:

Establish a fair and equitable maintenance threshold assessment to prevent certain ratepayers from shouldering excessive financial burdens. If anticipated maintenance costs surpass an established threshold, consider removing these homes from the Built Heritage schedule. This ensures that financial costs are distributed more fairly and equitably among ratepayers.

c. Wellbeing

Integrate a comprehensive well-being assessment into the existing criteria to evaluate the outcomes for both homeowners and the city as a whole. This assessment should be carefully balanced and incorporate considerations of financial impact, as mentioned in point b.

If our property is not removed from the list, I've been advised we can engage experts to challenge the judgment, however the costs are likely to exceed \$50,000 with no guarantee of a change in the Built Heritage status. The thought of this is so discouraging and would further highlight the inequity and injustice of this process.

This process has placed our lives in limbo with no timeline on a resolution. I appeal to you to embrace commonsense and pragmatism in scheduling properties as Built Heritage. We are not against Built Heritage, but we are fighting to reduce the risk of financial ruin and avoid excessive maintenance and repair costs that are beyond our capacity to bear. The approach to date feels heavy handed with no regard to our wellbeing, despite this being one of Council's key goals listed in the Housing Strategy. In light of this above I propose the following recommendations:

Recommendations

1. Health and Safety Risk:

We recommend, Council removes our property from the schedule – due to health and safety risks regarding the terracotta roof, and ongoing structural integrity issues. I appeal to your sense of pragmatism and reasonableness, please remove our property from the Built Heritage schedule.

2. Financial impact:

We recommend, Council sets up a fair and equitable maintenance threshold assessment to prevent certain ratepayers from shouldering excessive financial burdens in maintaining heritage homes. If anticipated maintenance costs surpass an established threshold, and/or become an excessive burden for ratepayers then consideration needs to be given on how to either better support these ratepayers or remove their homes from the Built Heritage schedule.

3. Council to Purchase the property:

We recommend, Council purchase our property so the burden of repairs and maintenance can be spread across all ratepayers and not just ourselves. There is a significant financial and wellbeing injustice in this situation if all the cost to maintain and repair the property remains with us. This needs to be recognised and addressed. Please advise how this will be addressed.

4. Property description:

We recommend, the property is described as:

13 Hammond Street, Hamilton Central, or

A. Ebbett's former residence, 13 Hammond Street, Hamilton Central


5. Communication:

We recommend communications with ratepayers improve to reduce the uncertainty and stress on homeowners adversely affected by Built Heritage. For example, this could be done through the provision of regularly updated guidelines on hearing dates, milestones, and outcomes. Regular updates would easily address delays or changes to the schedule.

If you require any clarification on the above, please let me know.

I look forward to presenting at the next hearing. Would you please advise when this is scheduled.

Regards,

A handwritten signature in black ink, appearing to read 'R. Pickett', written over a horizontal line.

Ray Pickett
021 942 694

APPENDIX B - Built Heritage items HCC will pursue

Address	Schedule 8A ID#
Former National Insurance Company Building, 137 Alexandra Street, Hamilton Central	H148
18 Anglesea Street, Central City	H149
Central Police Station, 12 Anzac Parade, Hamilton Central	H153
3 Balloch Street, Fairfield	H154
Former United Evangelical Church, 2 Bettina Road, Fairfield	H157
Ruakura Homestead and Agricultural Research Station, 10 Bisley Road	H158
10 Boundary Road, Claudelands	H167
65 Braid Road, St Andrews	H168
St Joseph's Church and Spire, 86-88 Clarkin Road, Fairfield	H173
Fairfield Primary School, 260 Clarkin Road, Fairfield	H174
83 Cook Street, Hamilton East	H185
Nawton Hall, 4 Crawford Street, Avalon	H186
Former Ammunitions Store, 60 Dey Street, Hamilton East	H188
74 East Street, Enderley	H190
106 Forest Lake Road, Forest Lake	H197
3 Frances Street, Hamilton East	H199
Former Guardian Royal Exchange Building, 14 Garden Place, Hamilton Central	H206
Former MLC Building, 20 Garden Place, Hamilton Central	H207
14 George Street, Claudelands	H208
'Cluny', 103 Grey Street, Hamilton East	H210
Egan's Chambers, 379 Grey Street, Hamilton East	H212
707-711 Grey Street, Hamilton East	H214
A. Ebbett's Residence, 13 Hammond Street, Hamilton Central	H217
Hamilton West School Main Classroom Building, 36 Hammond Street, Hamilton Central	H218
Fairfield Buildings, 1004 Heaphy Terrace, Fairfield	H220
Gosling & Higgins Building, 62 High Street, Frankton	H221
Richmond House, 29 Horne Street, Hamilton Central	H222



Built Heritage
Assessment Method

12th November 2023

Attn: Steve Rice.

Dear Steve,

Re: Built Heritage Assessment Methodology

Thank you for the opportunity to participate at the hearing on 7th November 2023. As requested by the Chair of the panel here is a copy of the points I raised in my presentation.

I want to clarify that the following comments are not specific to any particular property but are a general response.

Furthermore, I would like to emphasize my support for the preservation of our city's architectural, cultural, and archaeological heritage. Nevertheless, when reviewing the assessment methodology, it is crucial to consider numerous aspects and nuances, including those that may fall outside the assessment criteria outlined in Mr. Richard Knott's supplementary evidence, dated September 22, 2023, specifically as detailed in clause 18.

- (a) means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:
 - (i) archaeological:
 - (ii) architectural:
 - (iii) cultural:
 - (iv) historic:
 - (v) scientific:
 - (vi) technological; and
- (b) includes—
 - (i) historic sites, structures, places, and areas; and
 - (ii) archaeological sites; and
 - (iii) sites of significance to Māori, including wāhi tapu; and
 - (iv) surroundings associated with the natural and physical resources

This assessment criteria, in my view, does not adequately account for the:

- Finer nuances of earthquake risks
- Financial burdens thrust upon homeowners
- Wellbeing of some Hamiltonians impacted by Built Heritage status

1. Earthquake risks

While the documents acknowledge earthquake risk concerning the strengthening of buildings, there is a noticeable absence of consideration for building substrates with inherent earthquake risk. Specifically, older homes, aged between 80 to 100 years, constructed with steep terracotta roofs pose a significant hazard due to the potential for falling tiles during and after an earthquake. To address this concern, these buildings require re-roofing with alternative substrates, such as color steel. Notably, the government is actively replacing terracotta roofs on older structures like schools to minimize earthquake risks (refer to Appendix 1).

Professor David Lowe of Waikato University, along with his research team, has identified significant fault lines throughout Hamilton city and its surroundings. Although our region may be at a lower risk compared to others, the potential for seismic activity remains.

If the replacement of older substrates with newer materials is deemed necessary for reducing earthquake risk, it raises the question of how this change impacts the overall architectural and Built Heritage status of a home. This aspect requires careful consideration, as a key element like a terracotta roof would no longer serve as a distinctive heritage feature of a property.

2. Financial burden on homeowners

The Built Heritage designation appears to lack sufficient consideration for the financial burden it may impose on certain homeowners. This concern is particularly evident in the Hearing Session 2 report of October 27, 2023, which acknowledges additional financial responsibilities for landowners with structures listed as Built Heritage items.

The report emphasizes Council's commitment not to create a financial burden on ratepayers, explicitly referring to ratepayers whose homes are not designated as Built Heritage. However, homeowners with such designations seem to be excluded from this statement, posing questions of equity.

The suggestion that elected members should handle this matter might be seen as a strategic move rather than a genuine solution, potentially shifting the responsibility without addressing the underlying financial challenges homeowners may face.

Despite recent reductions in Council's Heritage fund from \$100,000 to \$80,000 per annum, the financial contribution from each household in Hamilton remains minimal, averaging \$1.42 year or 12 cents per month. Over the last three Heritage funding periods, only a fraction of the funds has been allocated to homeowners, with a notable disparity compared to community buildings.

Considering the anticipated 150% increase in Built Heritage homes under PC9, it is expected that funds from the Heritage fund will be further strained. Homeowners seeking financial support may encounter limited options, as the reduction in funding signals Council's priorities elsewhere.

Council's financial constraints, evident in its substantial debt forecast, reflect the challenges both parties face. Homeowners required to invest significant amounts in maintaining their homes might be grappling with financial constraints as well. A realistic and equitable approach is necessary, considering the capacity of both Council and homeowners to meet the financial burden of maintaining heritage properties.

In light of the current cost of living crisis and significant mortgage interest rate increases, a compassionate and strategic approach is vital. Council must avoid a cavalier stance that neglects the well-being of homeowners, potentially leading to financial ruin and adversely affecting the mental health of ratepayers. A comprehensive assessment approach should factor in required maintenance costs, ensuring that homes deemed financially unviable are responsibly removed from the schedule to prevent dereliction and preserve the city's aesthetics.

3. Wellbeing of Hamiltonians

Several statements on the Council's website emphasize the commitment to ensuring the well-being of Hamiltonians. This commitment is prominently featured in the Council's Housing Strategy,

underscoring the significance of PC9 being evaluated through the strategic lens of well-being. Given that well-being is a pivotal element of the city's strategic focus, aligning PC9 with this perspective is both reasonable and essential. Notably, the second housing goal, out of four, specifically targets the well-being of Hamiltonians, highlighting its paramount importance in the city's overarching strategy.

Housing strategy

The statements below are sourced from the Hamilton City Council website – Housing Strategy.

The housing continuum and being 'well-housed'.

The strategy sets a vision for every person in Hamilton Kirikiriroa to be 'well-housed'. This is the idea of all Hamiltonians being able to live in a safe, warm, dry, affordable home that meets their diverse needs.

This aligns with the United Nations Right to Adequate Housing. This right included a framework of seven principles that are used to determine whether people are 'well-housed':

1. Affordable
2. Accessible.....

The first of the principles listed in "affordable", meaning not only the cost to purchase a home, but the cost to continue to live in one's home. The Built Heritage assessment criteria does not appear to adequately account for the burden of cost to maintain heritage homes. Yet, this is a key aspect of the Housing Strategy and aligns with the United Nations Human Right to Adequate Housing.

*The Housing strategy sets out four goals. The second of these four is:
"Our homes are good quality and protect the health and wellbeing of our people."*

Hamilton City Council website

Detailed in the Housing Strategy document are "Our principles". These are:

- *"People first – housing as a human right.*
- *Leadership through partnership and advocacy.*
- *A collective impact approach.*
- *Honour Te Tiriti o Waitangi.*
- *Evidence-based decisions.*
- *Targeted, measurable goals.*
- *Getting the job done – mahi te mahi."*

Hamilton City Council website

Again, the assessment criteria listed in Mr Richard Knott's Supplementary evidence dated 22nd September 2023, in my view does not adequately take a "People first" approach in the assessment criteria, this is particularly important in regards to the financial impact Built Heritage may have on some homeowners.

4. Recommendations

- a. Earthquake risk:

Older homes featuring steep terracotta roofs should be excluded from the Built Heritage schedule due to significant health and safety concerns, specifically the risk of falling tiles during and after an earthquake event.

b. Financial impact:

Establish a fair and equitable maintenance threshold assessment to prevent certain ratepayers from shouldering excessive financial burdens. If anticipated maintenance costs surpass the established threshold, consider removing these homes from the Built Heritage schedule. This ensures that financial costs are distributed more fairly and equitably among ratepayers.

c. Wellbeing

Integrate a comprehensive well-being assessment into the existing criteria to evaluate the outcomes for both homeowners and the city as a whole. This assessment should be carefully balanced and incorporate considerations of financial impact, as mentioned in point 4.b.

Thank you for your consideration.

Kind regards,

Ray Pickett

Mobile: 021 942 694

Appendix 1

RE: Re- roofing quote for 13 Hammond St

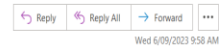


Geoff Pickford <geoff@gaproofing.co.nz>

To: Ray Pickett

Cc: Carl Kennard

[Click here to download pictures.](#) To help protect your privacy, Outlook prevented automatic download of some pictures in this message.



Wed 6/09/2023 9:58 AM

Hi Ray

Yes they do, they become in a way quite brittle, very awkward to walk over and maintain if needed with out breaking, All schools and government buildings over the last 15 years and continually now are having all tiles removed due to the earth quake issues with them.

Thanks, have a good day.

Regards

Geoff Pickford

Director

G A Pickford Roofing LTD

Unit 9, 21 Rainside Place, Dinsdale Hamilton 3204

PO Box 4465 Hamilton East Hamilton 3216

PH 07 847 6639 / 0800 roof fix

Mob 021 597 216

27th August 2023

15 Prospect Place
Western Heights
Hamilton 3200

To whom it may concern,

Re: Proposed scheduling of our property as built heritage

Dear Sir/Madam,

I am writing to provide an explanation for the delay in our submission and to express our position regarding the proposed heritage listing for our property.

Property address

13 Hammond St, Hamilton
Valuation No.: 04165-751-00
1249sqm

Reason for Submission Delay

We were recently made aware, by a family member, of the proposed classification of our property as built heritage. On August 15, 2023, we received a copy of the original letter dated July 25, 2022, from the Hamilton City Council concerning the Plan Change Notification.

In late July 2022, we relocated from a unit on Victoria St to a residence in Western Heights, we were in the process of shifting homes during the time the letter was sent to our Victoria St address. It was only because of a family member that we became aware of the plan change. Otherwise, this information would have gone unnoticed.

Built Heritage listing

While we acknowledge the intrinsic heritage and aesthetic value of our Spanish Mission property's architectural design (see photo below) we oppose its heritage listing due to significant and compelling maintenance issues and financial challenges to make the necessary investment



The array of maintenance issues is as follows:

a) Piles:

Our stucco-clad property, constructed in 1935, stands on red brick piles, supporting a terracotta tile roof weighing over 7 tonnes. The excessive weight of the roof, coupled with inadequate piling, has resulted in significant subsidence on the right side of the house, leading to an uneven floor. While additional piles were added before we acquired the property, the subsidence continues to persist despite remedial measures. The cost estimates for re-piling, as assessed by a builder approximately 5 years ago, far surpassed our budgetary constraints. A new quote has been requested and I expect to forward a copy within the next three weeks or so. This subsidence has also caused cracks in internal walls, necessitating recurrent repairs and repainting.

The photo below illustrates the subsidence. The level is 1220mm long and the fall is 45mm. The “unevenness” is very noticeable when walking on floors.



b) Roof:

The roof needs to be replaced to alleviate stress on the foundations. The subsidence on one side of the house has led to misalignment and movement of the roof. Moreover, the absence of building paper between roofing tiles and internal ceilings has led to frequent leaks, causing damage to internal ceilings. A major repair was recently undertaken on a front bedroom ceiling and kitchen area due to roof leaks. Given these maintenance concerns, the property is currently unoccupied as it requires significant repairs.



The tiles immediately below the chimney have slipped and exposed areas cause leaks. Also visible is corrosion in the guttering.



The subsidence has caused displacement on the tiles immediately below the window and this increases the risk of leaks and consequential damage.

c) Exterior Foundation:

The exterior foundation walls at the front of the house are marred by severe cracks, a direct consequence of the subsidence.



Also, there are cracked in the stucco at the back door of the property.



Because of the subsidence the door does not fit properly in the door jam. Further photos are available on request.

d) Water Pipes:

Original galvanized water pipes running into the property and beneath the floor have corroded, resulting in leaks. These leaks, often hard to detect, can lead to substantial consequential damage.

e) Windows:

Many windowsills are deteriorating, due to dry rot, and in some cases need to be replaced. Some stained glass windows in the front lounge are cracked due to the subsidence. The cost to replace these is very expensive. For example, a small window approximately 15 x 20cm was quoted at over \$2,000 to replace. Photos of cracked windows are available on request.

f) Internal fitout:

Before we purchased the property, much of the authentic fitout was removed and replaced with more modern décor losing its intrinsic heritage value.

Due to the gravity of these issues, we made the decision in 2019 to sell the property for redevelopment. We also contemplated relocating the house. However, we were advised against this as the property would be cut into at least six portions and major issues would likely occur with the re-assembly of the

building due to mis aligned walls/floors and ceilings due to compromised structural integrity caused by subsidence.

The COVID-19 pandemic and a cancer diagnosis with life-threatening surgery in 2021 coupled with my subsequent recovery compelled us to put our development plans on hold. We had intended to take advantage of the high-density zoning as per the Operative District Plan, which has now been further supported by Plan Change 12's rule changes to enable the Medium Density Residential Standards within the walkable catchment from the Central City.

Proposed Remedial Action:

We will provide supplementary cost breakdowns for the significant maintenance issues. This includes:

- A quotation for re-piling the property
- A quotation for re-roofing, both in terracotta tiles and coloursteel.
- Additional quotes may be required for strengthening the building.

If additional expert advice is required, we are open to your recommendations. Please advise.

For example, we are in the process of obtaining a quotation for the replacement of the roof with new terracotta tiles. While this solution undoubtedly enhances the intrinsic heritage value and authenticity of the property, it raises concerns about exacerbating the existing subsidence issue due to the weight of the terracotta roof. Furthermore, adopting this approach would likely necessitate further strengthening of the building, entailing the incorporation of trusses and joists. Notably, the effectiveness of this strengthening would be contingent upon concurrent re-piling, an undertaking marked by significant challenges and costs.

An alternative approach, for instance, would be to re-roof using colour-steel. This option offers the distinct advantage of a considerably lighter roof, alleviating stress on the foundations. However, it does compromise a key element of the property's authentic heritage a terracotta roof.

Concerns and Implications:

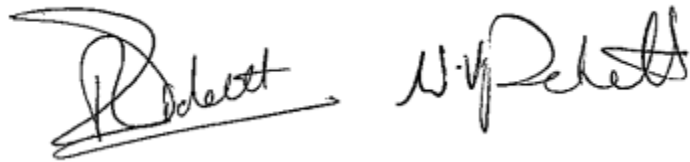
Our concerns are, if this proposal to designate our property as built heritage proceeds, then:

- The required maintenance issues, we believe, are beyond our financial capacity to meet. The forthcoming quotations will clarify this.
- If we are unable to provide the necessary remedial action, the house will continue to deteriorate with the risk of it becoming an eye-score and a major grievance to my wife and I. Rather than a property the city can be proud of.
- The house is currently untenanted, and the issues with dampness and drafts through misaligned doors and windows compromises healthy home standards.
- We have a substantial mortgage and a built heritage status effectively means we will not be able to sell our property at fair market value. The opportunity to sell to developers would be out of the question. Or worse still, the saleability may be so impacted that we may not be able to purchase another home. This would be totally untenable.

If the plan change proceeds, then the unintended consequences would be substantially detrimental to our wellbeing, financial stability and future housing opportunities, let alone the inability for us to make the necessary investment to address the maintenance issues to keep the property in a reasonable condition.

We welcome the opportunity to present at the hearing in November and thank you for considering our proposal.

Kind regards,

The image shows two handwritten signatures in black ink. The signature on the left is 'R. Pickett' with a long horizontal line extending from the end. The signature on the right is 'W. Pickett'.

Ray and Wendy Pickett.