

Survey of scheduled heritage building owners - comments and Heritage Team responses

Is there anything not already covered in the survey above that we could do differently to further assist and support owners with their scheduled heritage buildings?	Heritage Team responses
Heritage buildings and areas are an asset to the city that should be included in the District plan. Knowing these assets exist provide a hub for regeneration and growth in areas of the city instead of looking at them as a liability I would rather embrace them as an asset. Our building will, hopefully be a catalyst to continue the growth of this area of the City (Addington).	Thank you for your feedback. Your support is noted
<p>There were points in our heritage listed residential building reinstatement programme post earthquake where the heritage requirements were pedantic and unhelpful, and made no significant improvement to the overall outcome. There was no room for discussion, and the only outcome was additional cost to us. We consider that we are careful custodians fo the heritage building we own.</p> <p>Separately, there appears to be no clear way of acknowledging or funding heritage material that is site specific but that is not retained in an old/pre-existing structure on that site. For example the reinstatement of the 1881 Oamaru Stone columns outside the brand new Oxford Terrace Baptist Church was an attempt to be respectful of the heritage, but was not eligible for any grant funding. It is simply the commitment of the church that saw a very expensive salvage and reinstatement of the columns occur.</p>	<p>Thank you for your feedback regarding the consenting process. Your concerns are noted.</p> <p>With regards to the retention of heritage material that is site specific this is something we agree is of importance and consideration will be given to such detailed matters through the implementation plan for the strategy.</p>
Increased financial help with our heritage repairs such as exemption from resource and building consents that relate to heritage work. More help to connect and liaise with other heritage funding bodies.	Thank you for your feedback. The need for more financial support is a key matter that has been raised and will be addressed in the draft strategy.
The CCC needs to understand that heritage buildings must be able to be adapted and modified to be functionally relevant/fit-for-purpose in order to secure their long term future.	Thank you for your feedback. We agree that adaptive reuse is key to heritage retention and it is a matter that will be addressed in the draft strategy.
please note I have a plaque	Thank you for your feedback and the information provided regarding the plaque on your building.
My experience with earthquake strengthening and restoration after the earthquakes was that the Council's building control officers made things as difficult as possible.	Thank you for your feedback. The heritage team is aiming to liaise more closely with Building Consent officers to improve the process around finding options for heritage buildings.
Or even as simple as connecting heritage building owners with others electronically so we can reach out to each other for advice re repairs and tradespeople who are good at their job and know their stuff. Or starting a heritage building owner facebook group...	Thank you for your feedback. Connecting owners and communities with one another for advice and support will be a key part of the work we are undertaking and is a focus of the draft strategy. Once permission is given for contact details to be shared we hope to facilitate such connections.
<p>We are just about to start earthquake remediation of Islay Cottage.</p> <p>We will be applying for a grant to assist us. Due to the age of this building we were unable to gain full insurance when purchasing 15 years ago. This has left us financially stretched. We would have been best off to sell "As Is" however we are caretakers as well as owners and have a responsibility to save Islay Cottage.</p>	Thank you for your feedback. We look forward to receiving your grant application. please contact the heritage team if you require any additional assistance. The new round of funding for 2018/2019 is now open and the first round of applications will go to committee in October this year.
More buildings need to be classed as Heritage buildings. In the suburb of Addington there were three houses built in the 1860s, but because they had been altered or were too expensive to insure they were demolished. Heritage New Zealand is at fault here they are too fussy. Also the character of an area could be preserved when infill housing is happening, if the City Council could be flexible about title boundaries and property developers could be encouraged to keep the original house on the property. The infill housing could be built around the original house.	Thank you for your feedback. Suburban character and areas have been identified as having strong importance to the community. The draft strategy is looking at way this could possibly be addressed in the future and we look forward to having your input into this matter as things progress.
Be great to have more support/resource in problem solving issues with heritage buildings especially around adaption and use.	Thank you for your feedback. We are always open to suggestions regarding adaptive re-use and encourage discussion at an early stage. The heritage team offers free advice and can also help with making connections with other parts of Council where this would helpful. We agree that adaptive reuse is key to heritage retention and it is a matter that will be addressed in the draft strategy.

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<p>re identified as heritage, the building already has a heritage plaque.</p> <p>Re Akaroa Historic Zone Town Centre the historic buildings in the area are an intrinsic part of the attraction of Akaroa, for residents, holiday home owners, tourists and visitors alike. Maintenance of the colonial built area is essential if Akaroa is to survive; as a tourist destination, a community and economically as a sustainable village</p>	<p>Thank you for your feedback and the support for heritage that is always evident in Akaroa. The draft strategy is looking at ways we can better work with communities in the future to support their heritage and we look forward to having your input into this matter as things progress.</p>
<p>The costs associated with getting my 60m2 cottage to insurable standard and building code are out of the question. However, post quake, I'm not especially interested in the lack of choice insurance companies offer. Or don't offer. I had the cottage rewired but would prefer to be able to have insurance for fire only. It stood up relatively well to the quakes here in Lyttelton anyway. FYI, some newspaper on the wall here which I found when doing emergency repairs matched up with ship visits to the port and that date was July 1874 from memory-have it on file somewhere. Have not previously seen a reference to that date.</p>	<p>Thank you for your feedback. We appreciate your additional information on your building.</p>
<p>Yes. My house at [address supplied], Lyttelton, has been listed as of "high significance" in the new District Plan. It is currently under repair by Southern Response and I was encouraged to apply for a heritage grant to replace some of the rotten boards and part of the roof which would not be covered by the earthquake repairs. I submitted this application last year but was informed just before Xmas 2017 that there were no more funds available. This has been my home for over 30 years and I am now faced with substantial personal costs to complete the repairs. I am retired and have no income apart from superannuation. I would like to be able to complete the repairs to ensure the longevity of this valuable heritage home.</p>	<p>Thank you for your feedback. Please contact the heritage team if you require any additional assistance. The new round of funding for 2018/2019 is now open and the first round of applications will go to committee in October this year, so we would encourage you to submit a grant application.</p>
<p>Facilitating protection and enhancement of heritage buildings would be most helpful. Putting in place slow processes that impede and create extra cost and bureaucracy is not helpful.</p>	<p>Thank you for your feedback, we appreciate your insight.</p>
<p>Help owners avoid delays in consenting processes and inform of available grants applications.</p>	<p>Thank you for your feedback. The need for assistance with consenting and more financial support are key matters that have been raised and are being looked at in the draft strategy.</p>
<p>CCC needs to appreciate that building owners need to have buildings that are usable. For example, prior to quakes we spend about \$25k trying to upgrade a building (including strengthening) but the process was made so difficult by CCC that it didn't happen. As a result the building was severely damaged by the quakes (and was subsequently given away and moved off-site)</p>	<p>Thank you for your feedback. Your concerns are noted.</p>
<p>It is disgraceful that you only want to talk to owners of heritage buildings when developing your heritage strategy. This is akin to only asking rugby clubs their thoughts on a new stadium.</p> <p>This is a consultation stitch up.</p> <p>This must be open to ratepayers as it is us who pays for your stupid decisions. Your question on assistance makes it clear ratepayers will be covering costs, as such ratepayers must be consulted.</p> <p>Most disgraceful consultation process I have seen yet!</p>	<p>Thank you for your feedback. Extensive engagement beyond just heritage building owners has been carried out and will continue to be undertaken.</p>

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<p>The CCC has failed the heritage building owners in the city over the last 7 years. Firstly they allowed CERA and its Engineers to pull down too many buildings.</p> <p>CCC should have assisted building owners early on, even a check list of helpful suggestions would have been useful, it may have prevented some of the destruction. Secondly those of us left, were abandoned to deal with multiple issues on our own, with little assistance</p> <p>eg The situation with party walls is patently absurd; the situation with abandoned building owners being given until 2033 -in my neighbours case, is nonsense- (we note that this situation is still unresolved and the lack of assistance with this issue is a thorn in our sides. just exactly what is the CCC doing to help us with this issue? the building act 133Au is toothless (legislation failure) in this instance as the CCC has given the owner until 2033 to repair/strengthen/whatever.) the costs of compliance is high; the difficulties of getting consents is a marathon effort;</p> <p>Heritage Buildings can only work if people can find a use for them, if they are not useful and can not be repurposed for the 21st century there is no benefit in restoring them. Heritage at the CCC must be flexible enough to allow alterations for both safety and practical purposes.</p>	<p>Thank you for your feedback. We feel we should note that unfortunately the situation with party walls is one that is beyond the remit of this team and this draft strategy.</p> <p>We agree that adaptive reuse is key to heritage retention and it is a matter that will be addressed in the draft strategy.</p>
<p>You could compile a list of builders, consultants and subcontractors who are prepared to work on heritage buildings, and who show an understanding for an owners wish to retain original fabric where possible. Perhaps they could attend a training course covering solutions to the problems of bringing a property up to code without rebuilding to the point that it becomes a replica of the original. They could become "heritage builders"</p>	<p>Thank you for your feedback. At present CCC is unable to provide lists of contractors as we could be seen as offering preferential treatment to some over another. However, we can assist with advice to owners and contractors regarding work with heritage buildings. Connecting owners and communities with one another for advice and support will be a key part of the work we are undertaking and is a focus of the draft strategy. Once permission is given for contact details to be shared we hope to facilitate such connections, and perhaps support could be given within any networks that are created around contractors and craftsmen that can undertake work on heritage buildings.</p>
<p>I found the grant we received for our roof replacement really helped offset the extra cost of owning and repairing a heritage building and am grateful for that, and the advice we received during the EQ repair process too. Iâ€™ve been meaning to contact heritage for advice about our terrible rat problem which could become a fire risk and to see if there is any support or advice around this. Itâ€™s nice to know there is someone to discuss issues with.</p>	<p>Thank you for your feedback. It is good to have such positive feedback around the Heritage Incentive Grants.</p>

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<p>In my experience (upgraded 650 Ferry Rd 2006-2007) lower category (4) Heritage buildings like mine have not been financially supported by any institutions in the past unless the rain was pouring through the roof, then minor repair assistance may have been available. Basically lip service, a good on you attitude if you want to upgrade and restore mate you are not category 1.</p> <p>It would have been 250K cheaper to take a photo, demolish, and rebuild, which I was entitled to do but I chose not too, I loved the building. Now Holysmoke is a landmark and valued by the public at a 100% cost to myself. I have received a community service award and an Architectural award as a reward for doing it well but no financial assistance.</p> <p>As quoted I spent 250K extra on the initial upgrade which saved the building from the quakes, then another 125K to improve the NBS to 54% in recent years, so this is a 375K private contribution without assistance. This is a considerable price to pay and is one of the reasons I am still working hard at 69 years old to earn and recover this unplanned extra outlay. I am so proud of this building and I am even OK to be still living in a quake damaged home for now as an ongoing personal contribution to recover a better financial balance.</p> <p>I describe my personal situation as I am sure there will be others like me who value our history and the buildings that tell their story in it. It is a hard road if you do it alone for the greater good though.</p> <p>I propose you consider a realistic annual grant and project assistance to protect and preserve historic buildings for our community. 650 Ferry Rd is a unique remnant of the busy Ferry Rd historical docking area of our past, wonderful stories, wonderful history, and is one of very few examples of one story brick buildings circa 1900. The historical information you have on file of this building is incorrect. My attempt at correcting the information was not responded to. So to date, no finance, little or no interest in sharing of information, both crucial to the preservation of our history</p>	<p>Thank you for your feedback. Your support for heritage is much appreciated, as is your information on the building. The need for more financial support is a key matter that has been raised and will be addressed in the draft strategy.</p>
<p>Supporting owners trying to preserve a historic property with EQ damage to ensure works done are sensitive to it's historic value, robust enough to preserve the property, correct to prevent other damage and timely to maintain routine maintenance.</p>	<p>Thank you for your feedback. The need for more support, both in terms of advice and financial is a key matter that has been raised and will be addressed in the draft strategy.</p>
<p>Yes. I have been struggling with EQC and Tower Insurance for the last 7 years to get a realistic repair strategy and costing for [address provided] in Sydenham. I have had to employ my own engineer, architect, lawyer and quantity Surveyor to assist me in the struggle to restore. I have asked council staff who have been singularly unhelpful especially about what council would or would not consent in terms of repair strategy. Now the option to demolish is on the table.</p>	<p>Thank you for your feedback. We note the heritage team can continue to provide advice regarding acceptable repair strategies and urge you to please keep in contact with the team.</p>
<p>Regulate a base standard for roof waterproofing and verandah drainage. Each building impinges on the longevity of its neighbors.</p>	<p>Thank you for your feedback. Your comments are noted.</p>
<p>Provide some small incentive for owners to upkeep and not demolish, there is not a lot of heritage left in this city.</p>	<p>Thank you for your feedback. The need for more financial support is a key matter that has been raised and will be addressed in the draft strategy.</p>

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<p>I would be really grateful if we could have someone from the heritage team acting as our 'personal' advocate/case manager to make applications on our behalf for funding, expert help, consents, etc. I turn 71 this year and am not as agile as I used to be at jumping through hoops and hurdles. Sometimes we feel like it's in the 'too hard basket' and we're probably wasting our 'golden years' on what could turn out to be a 'fruitless exercise' or unachievable. \$8,000/yr in rates (less the huge rebate of \$630) is pretty tough on the pension with no other income, when you're trying to maintain and repair a large 140 yr old weatherboard home. But if WE don't do it, it's bulldozers material.</p>	<p>Thank you for your feedback. Unfortunately, although the heritage team is keen to assist owners as much as possible, we currently do not have the resources to take on a role such as you describe. However, connecting owners and communities with one another for advice and support will be a key part of the work we are undertaking and is a focus of the draft strategy. Once permission is given for contact details to be shared we hope to facilitate such connections, and perhaps support could be given within any networks that are created.</p>
<p>If the Council continues to waste rate payers money on heritage buildings that are of no value or buildings of value that are hugely expensive to maintain repair, such as the Council building in Akaroa and the Town Hall in Christchurch, the Council will receive less support than they should.</p>	<p>Thank you for your feedback. Your comments are noted.</p>
<p>I would like to see the resource consent fees waived for what are reasonable changes to a heritage building.</p> <p>I believe that the requirement for a resource consent should remain as this serves as a mechanism to protect these building, but I believe that heritage building owners are being seriously disadvantaged.</p> <p>Example 1: I had to obtain a resource consent to have a seriously earthquake-damaged chimney removed from my heritage listed home. This cost me an extra \$1300 that was not covered by EQC. The chimney was not recoverable and was replace by a chimney that was in-keeping with the character.</p> <p>Example 2: I have a 1860's workers cottage in the CBD. I am planning to slightly upgrade and reorganise the bathroom. Neither the heritage fabric nor the inside and outside character of the building will be affected and I will have to pay for a resource consent AND building permit. This is unfair and a better solution would be to still require a resource consent, but waive the fee - especially when the building is remaining effectively unchanged and actually having improved facility.</p> <p>If you are serious about promoting heritage in Christchurch, then remove the unnecessary burden on heritage property owners as it is seen as just a money-grab.</p>	<p>Thank you for your feedback. Thank you for your suggestions. We agree that this is a key matter and it is something that is being looked at in the draft strategy. In the meantime we note that the heritage team can provide free advice and there is also some grant assistance available for owners through the Heritage Incentive Grants programme.</p>

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<p>The question fields are restrictive, what if you are both a developer and an investor?, the field force you to be one or the other. The 'use' field presents finite options that do not embrace all activities. Rather than pigeon hole comments, why not encourage owners to voice all their ideas and then get a good feel for how they feel, what they need and why. The Heritage scene in ChCh is on life support with so many interesting buildings having been destroyed. Our city is at risk of being devoid of character and becoming a city of monotonous square low slung cuboids. Virtually all the older buildings need to be preserved because they are the only ones that provide interest for locals and visitors. They also provide the texture a city needs and that has become essential to ChCH. Just take a walk around Wellington and see how interesting that city is because of all its character buildings. Then walk around ChCh !!. Our city is in transition and has been poorly served by CERA/Otakaro etc who have effectively destroyed much of our history in their quest to build the blue print of a new city. In this process Christchurch has been lost and we still dont know what it will become, its not the city of the past and has a long way to go to become whatever it is to become. Its those government institutions, not people that are making those decisions and in the process the city has lost its heart. Financially the involvement of government has been a disaster for the city which has no convention centre, metro sports, east frame apartments, stadium etc (8 years on)and so development , hotels and businesses are struggling. We have acres of wasteland and a city center that discourages cars and yet builds thousands of new sections and sub divisions miles out of town because someone decided we were better to build out and not up so more cars, more roads, freeways but and anti car culture in the CBD with narrow roads, restrictive turns, and obsessive emphasis on cycle ways, overly wide footpaths for absent pedestrian, unworkable car parks (evidence is in all the broken kurbs around the city). Cycle ways designed by people who dont cycle (eg look at the eastern frame cycle way where it meets Worcester and Gloucester- no ramp), placing a police station in the middle of the city where police cars race out to emergencies as fast as they can straight into a 30kph street!! and have sirens blaring a short distance from where we are encouraged to buy apartments.. I could go on but the bureaucrats who are responsible for all this don't have to live here, they just collect the fees and leave it to future generations to sort out. Whatever you do, keep the old buildings, all of them otherwise we will continue down the path to be a pre meditated sterile city designed by bureaucrats and we will be left with dated ordinary buildings in 20 years time and nothing to provide context, continuity with the past, connection to people and interest.</p>	<p>Thank you for your feedback. Your comments are noted. Thank you for your support for heritage and your appreciation of the need to retain heritage buildings in Christchurch.</p>
<p>It seemed that if I got a restoration plan prepared by specialists and the work costed and prioritised all at my expense, then I might have had a chance of my property being considered for some assistance but I would have to pay it all back when I sold the property, so in reality there was no certain way I could get any benefit.</p>	<p>Thank you for your feedback. All scheduled heritage buildings are potentially able to obtain money through the Heritage Incentive Grant fund if there is money available and the works are eligible under Operational Guidelines. There is no obligation to repay the money should the property be sold in the future, however if the grant awarded is over certain values the Council will require a limited or full conservation covenant to be placed on the building to protect the works that have been grant aided.</p>