

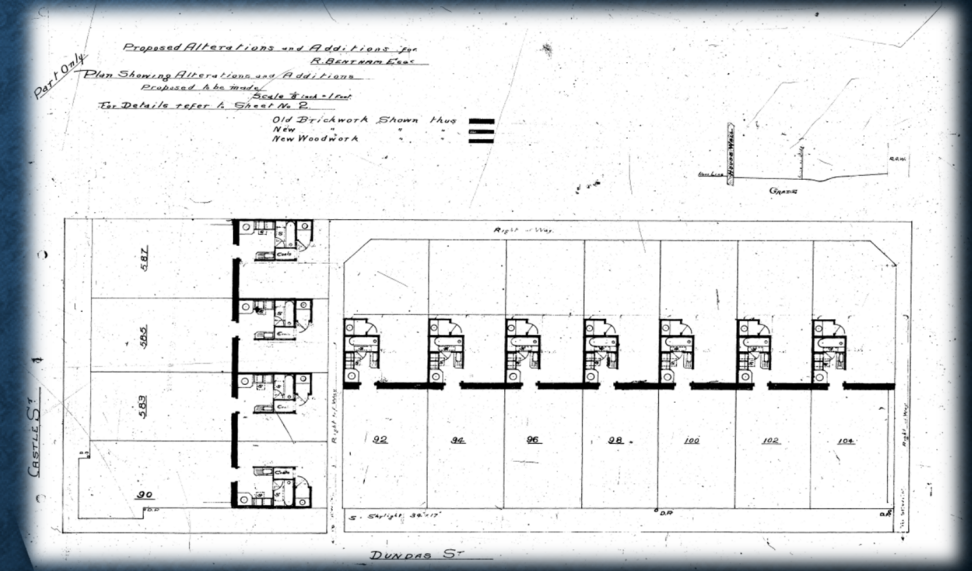
PRESERVING HERITAGE RESPONSIBLY

A collaborative approach to heritage scheduling



PURPOSE OF SUBMISSION

- Heritage buildings are a vital part of Dunedin's identity and history.
- Supporting preservation ensures these structures endure for future generations.
- My submission is a collaborative proposal to balance heritage preservation with practical ownership considerations.



CHALLENGES OF HERITAGE SCHEDULING

- Increased regulation adds complexity to maintenance and repairs.
- Seismic risks with unreinforced masonry facades are significant, requiring costly, specialised restoration.
- Heritage insurance options are limited and more expensive.
- Owners face higher ongoing costs, impacting their ability to provide functional and competitive rental accommodation.



SHIFTING RISK AND RESPONSIBILITY

- Heritage scheduling shifts the risk balance between ratepayers, the Council, and insurers.
- Increased effort and cost for all stakeholders reflect the shared responsibility for preserving heritage.
- A fair cost-sharing mechanism is essential to ensure sustainability for property owners and effective heritage outcomes.



PROPOSED SOLUTIONS

- Rebate or Discount: Simple, effective financial relief for heritage-scheduled property owners.
- Heritage-Related Cost Sharing: Council support for specific expenses such as resource consents, planners, or architects.
- Universal Accessibility to Heritage Funds: Broaden access to ensure equitable support across all scheduled properties.



THE PATH FORWARD

- Work collaboratively with the Council to align heritage preservation goals with practical property management needs.
- Focus on pragmatic, affordable solutions that incentivise and enable heritage maintenance.
- Retain functionality while preserving Dunedin's unique historical character.



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