

Pauline Giddes
217 Musselburgh Rise
Andersons Bay
Dunedin 9013
5 Nov 2024

Dear Sir/Madam,
I am strongly opposed to my home being heritage listed. When my husband and I purchased this house it was very neglected and run down. Having been a nursing home and then a boarding house for many years. The council approved numerous alterations that stripped it of its historical value. I think the council has forfeited any right to claim it as a historical building now.

My husband unfortunately was diagnosed with motor neuron disease shortly after we moved into the house and has since passed away. He had no life insurance and we spent what little KiwiSaver money we had on redecorating the property. I have no means to maintain the property physically or financially. I struggle to pay rates, insurance and electricity on the pension.

I do intend to sell the property in the near future and feel this listing will seriously restrict my ability to get a good price as it is not a grand home but more suited to being a boarding house with its numerous tiny bedrooms.

I am very concerned about my future as an elderly widow and feel I shouldn't be pushed into this situation against my will.

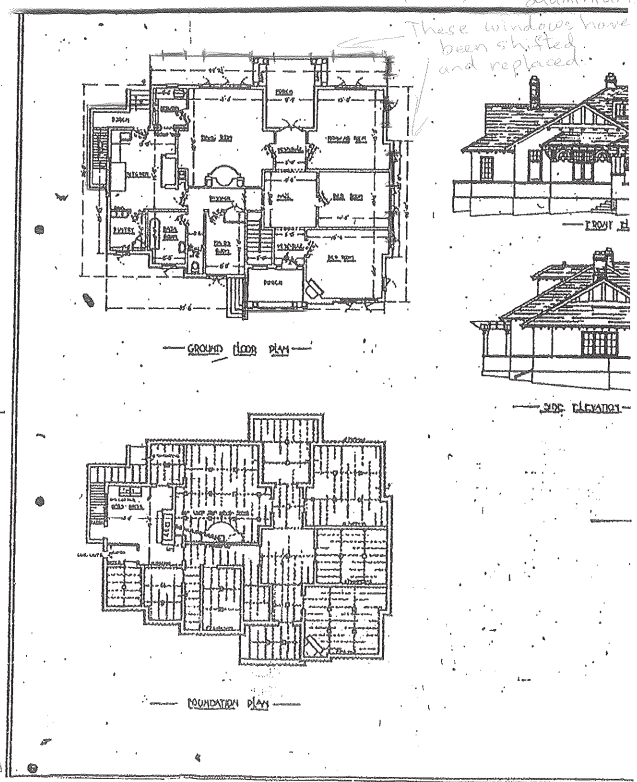
Yours Sincerely,

Pauline Giddes.

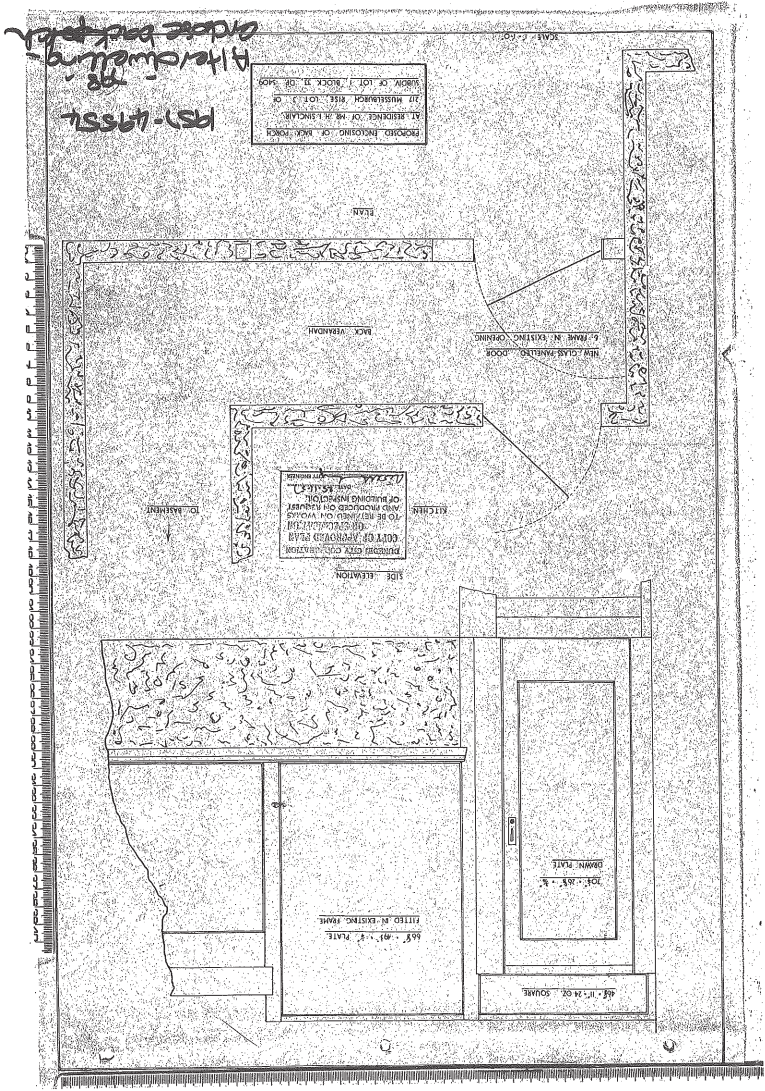
Red lines depict where alterations have been made.

Most of the windows have been replaced, most with aluminium

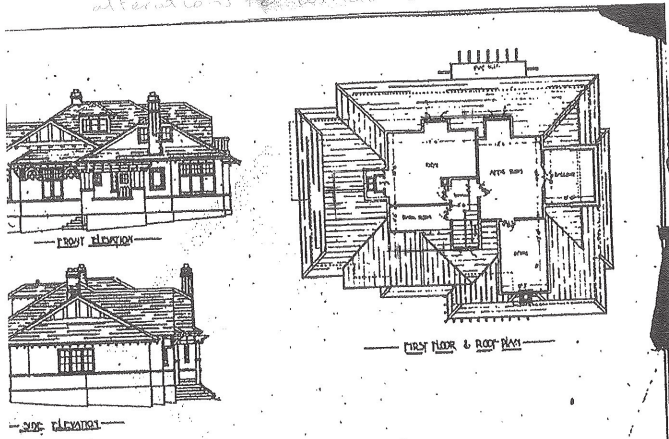
These windows have been shifted and replaced.



I have found some supporting documents.
I'm sure you have others.



Upstairs extensions and alterations to windows



PROPOSED RESIDENCE FOR MR E. WILSON
TO BE ERIGED AT CUNTA
ANDERSONS BAY
DUNEDIN



50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Telephone: 03 477 4000, Fax: 03 474 3488
Email: dcc@dcc.govt.nz
www.dunedin.govt.nz

CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v3.0

Section 95, Building Act 2004

CCC NO:	ABA-2002-297431	Telephone No:	03 477 4000
APPLICANT		PROJECT	
H M Muir 114 Tasman Street Karoro Greymouth 7805		Work Type: Additions & Alterations Intended Use/Description of Work: Add to Rest Home - Bedroom and Dining Room	
PROJECT LOCATION		Intended Life: Indefinite, not less than 50 years.	
217 Musselburgh Rise Dunedin			
LEGAL DESCRIPTION		This CCC also applies to the following Amended Consents:	
Legal Description: DT 3 DB 8807 Valuation Roll No: 27270-01000 Building Name: N/A		N/A	

The Building Consent Authority named above is satisfied, on reasonable grounds, that:

- (a) The building work complies with the Building Consent, and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.

Compliance Schedule attached

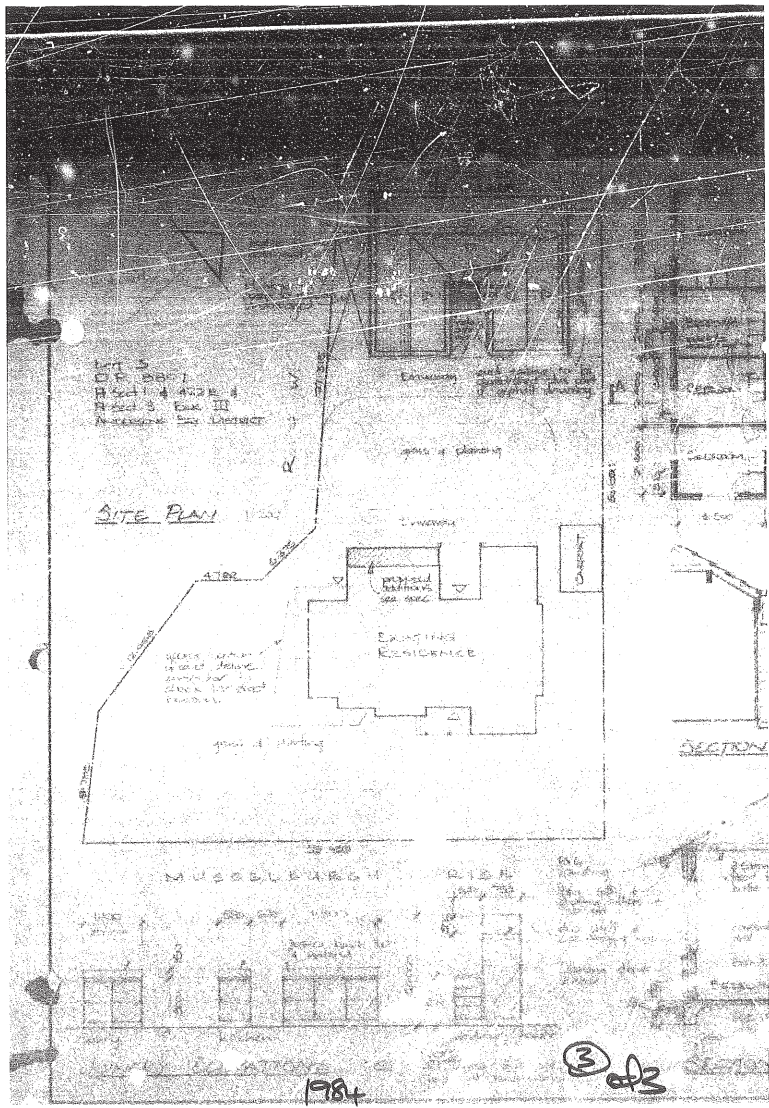
This Certificate is issued subject to the conditions specified:

The Building Consent is subject to a modification to the Building Code to the effect that, Clause B2.3.1 applies from 6th May 2003 instead of from time of issue of the Code Compliance Certificate.

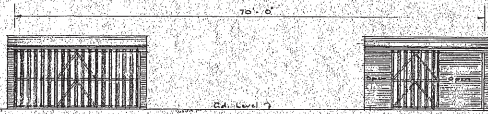
Signed for and on behalf of the Council:

Team Leader Inspections

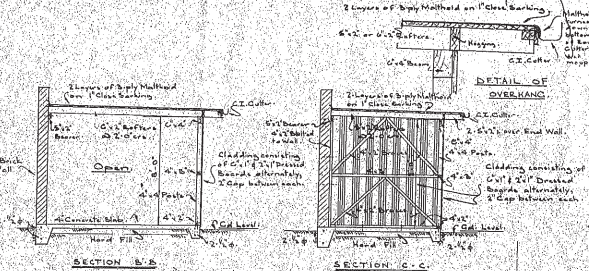
2002-297431
Date: 14 May 2013
21948 - Add
to rest home - bedroom
& dining room
Daf4



0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40



ELEVATION OF CAR SHELTERS



PLAN APPROVED
 DUNEDIN DRAINAGE & SEWERAGE BOARD.
 SUBJECT TO F.C.C. 2-71-15 CONDITIONS

A separate application to the Dunedin Board for a permit for plumbing and drainage work is required. Such work to be executed by a Registered Plumber or Licensed Drainage Worker, respectively.

Stormwater to be discharged to retention of existing stormwater drain

Foul sewage to be discharged to retention of existing foul sewer

DATE: 29/1/56
 SIGNATURE: *[Signature]*

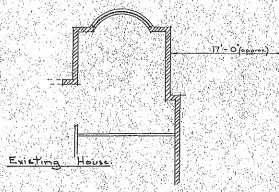
DUNEDIN CITY CORPORATION
 COPY OF APPROVED PLAN OR SPECIFICATION TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.
 DATE: 29/1/56
 BY: *[Signature]* City Engineer

DUNEDIN CITY CORPORATION
 CITY ENGINEER'S OFFICE

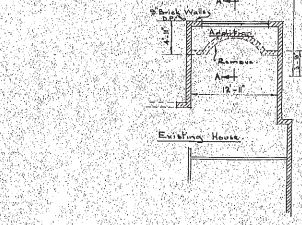
This Plan, showing elevation and level with respect to Street for installation of: Vehicle Entrance Garage

NOTE: 1. Proposed level of entrance to garage at level of path

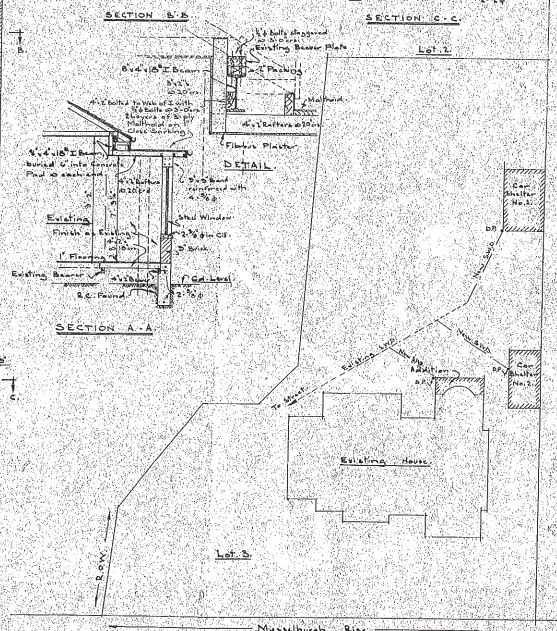
NOTE: 2. Certificate in respect of this work to be obtained from the City Engineer's Office



PLAN OF EXISTING



PLAN SHOWING PROPOSED ADDITION & NEW CAR SHELTERS

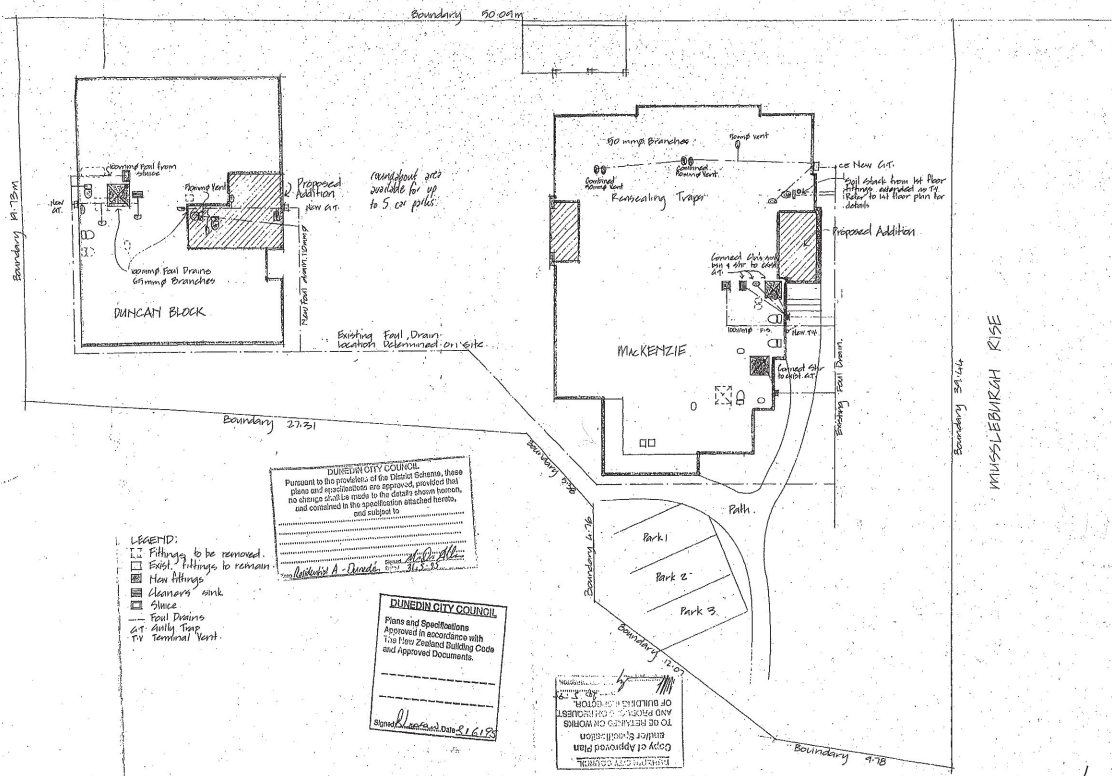


SITE PLAN

Scale: 1/8" = 1'-0"
 Date: May 26

NEW CAR SHELTERS AND ADDITION TO RESIDENCE FOR Mr. H. I.

1956-47785
 18792. A New Dwelling. Erect 2 Carports



- LEGEND:**
- Filings to be removed.
 - Solid Filings to remain
 - New things
 - Cleaners sink
 - Sluce
 - Faill Drains
 - Act daily Trap
 - TV Terminal Vent.

DUNEDIN CITY COUNCIL
 Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown herein, and contained in the specifications attached hereto, and subject to

DUNEDIN CITY COUNCIL
 Plans and Specifications Approved in accordance with The First Schedule Building Code and Approved Documents.

DUNEDIN CITY COUNCIL
 Copy of Approved Plan
 TO BE RETURNED TO ARCHITECTS
 UPON RECEIPT OF BUILDING PERMIT

Existing Plan

Proposed Plan

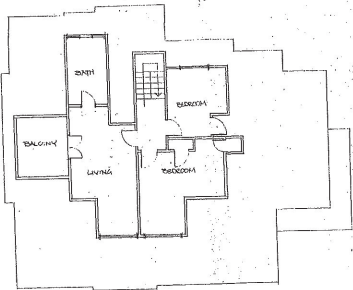
1995 2014 95/1557

Proposed Extension for Mac Kenzie Rest Home. - Dunedin.

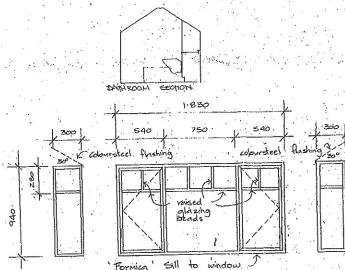
Job No 1083/2
 scale 1:100
 May 1995

R. J. OLIVER and ASSOCIATES
 Architectural Designers N.Z.C.D. MNZFD.
 45 - Berrisford Mairangi ph 489-4797.

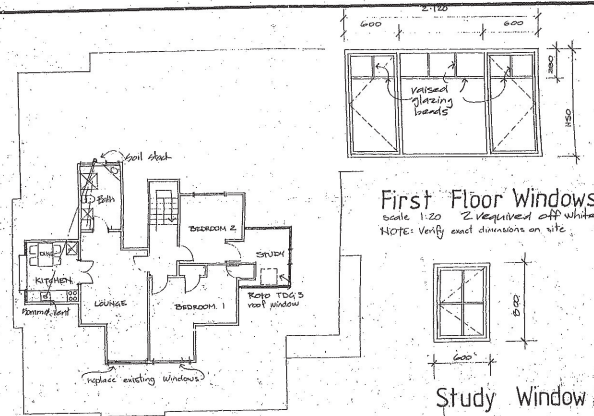




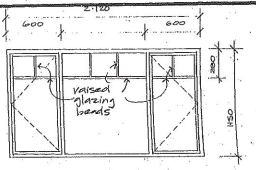
Existing First Floor Plan



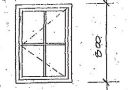
Kitchen Box Bay Window.
scale 1:20



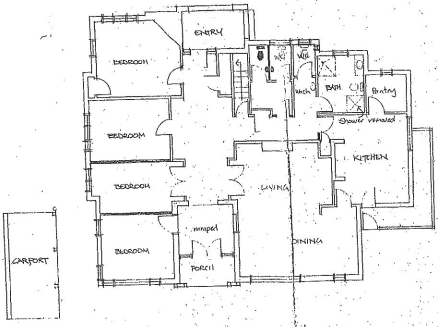
Proposed First Floor Plan



First Floor Windows
scale 1:20 2 Required off white
NOTE: Verify exact dimensions on site

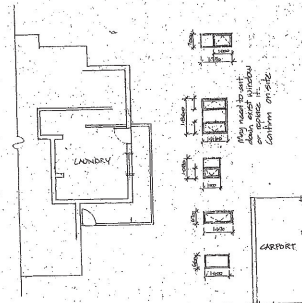


Study Window scale 1:20

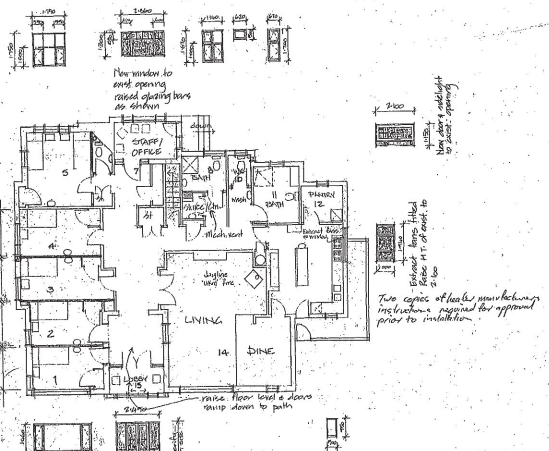


Existing Plan

- Indicates walls to be removed



Existing Basement



Proposed Plan

- Indicates new walls
New windows shown coloured

Proposed Development of MacKenzie Rest Home - Dunedin

1995
Litho copy

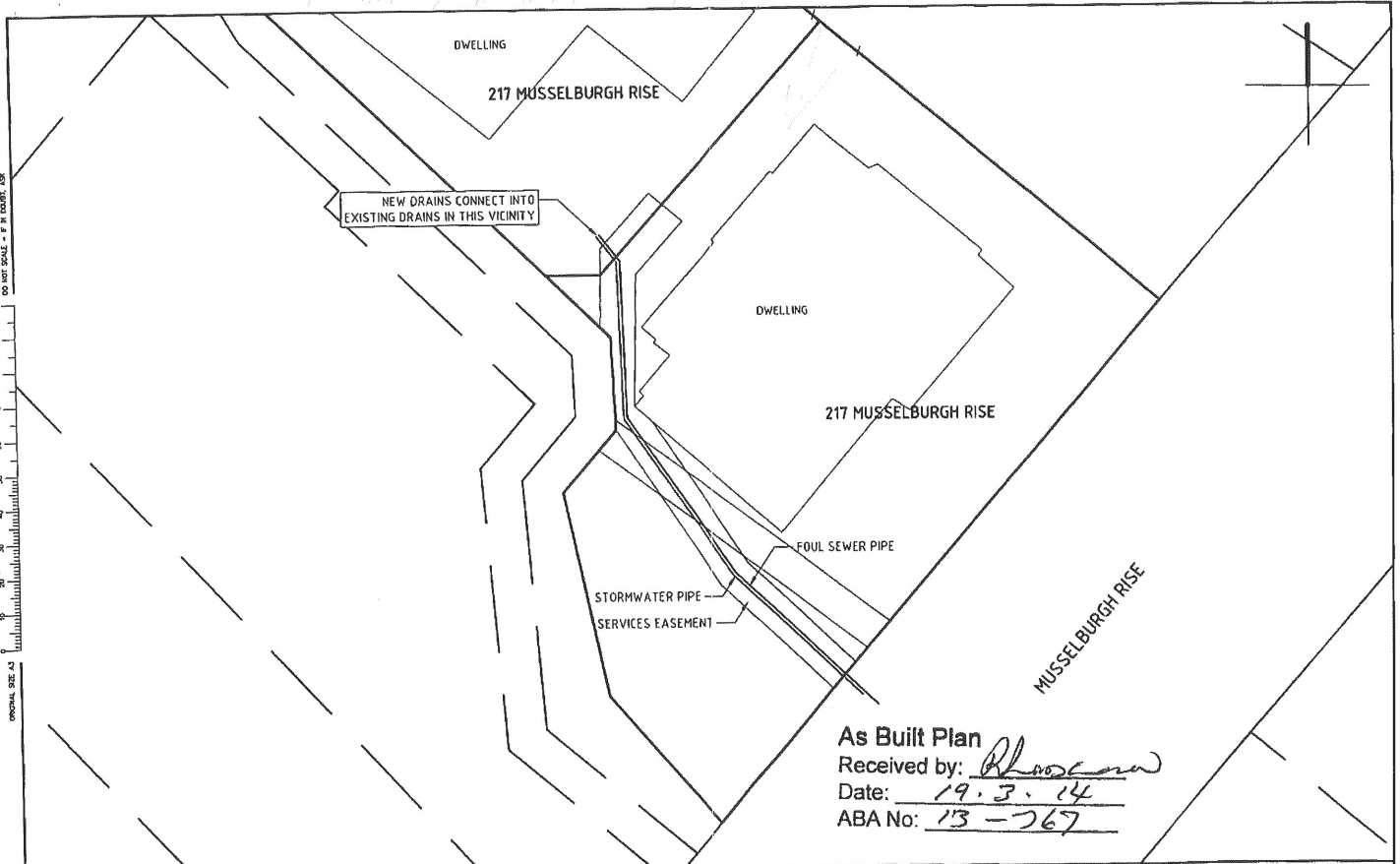
Job No 1082/1
Scale 1:50
May 95

1995 OAPA 95/1557

OWNER and ASSOCIATES
Architectural Designers NZQB MNZDAD
48 Buxside, Motueka, Ph 488-4787



Locality shown on street footprint from the original



As Built Plan
 Received by: *Rhodes*
 Date: 19.3.14
 ABA No: 13-767

GRAPHIC SCALE - 1" = 10 METRES



No.	Amendments	Drawn	Date

DRAINAGE DIAGRAM
 217 MUSSELBURGH RISE

Project No:	12187	Surveyed	DS
Scale:	1:200(A3)	Designed:	
Date:	MAR 2014	Drawn:	DS
Sheet:	01	Checked:	JW

Survey Services
 TL Survey Services
 P.O. Box 801 DUNEDIN
 Phone: 033 477 4333

2013 2 of 3