

From: Liz Angelo <angelo.tekapo@gmail.com>
Sent: Thursday, 22 May 2025 9:00 am
To: Mark Mawdsley; Heather Bauchop
Subject: Cargill Court

Dear Mark

Just in case I don't make it (for any reason) this is what I intend to say today- so in the event- please pass it on.
It gives an update on where we are.

Liz

Cargill Court Schedule Hearing of Dunedin City Council
22 May 2025 held at DPAG Dunedin



Cargill Court (Body Corp 15741), 27 Arthur St, Dunedin.

Good afternoon

***I bring you good news, that I SUPPORT the inclusion of Cargill Court to the DCC Schedule of protected Heritage Items. pic1**

*I am Liz Angelo-Roxborough, owner/occupier at Cargill Court, 27 Arthur St. since 2011, when we bought a two bed unit to live in and a one bed unit-for visitors and my husband's art studio.

*I have been on the Management Committee for 14 years, several of them as Property Manager, Treasurer and Gardener.

*Dunedin is renowned for its wild life (in every sense of the word), but in recent years we have come to accept Dunedin as **THE Heritage City of New Zealand.**

*I support NZ's heritage, and even played a part in retaining the 'Former Arthur St Infants School' - opposite Cargill Court, plus our previous home- Mt Cook Road Board Building built in 1876 at Burkes Pass.

I understand that Cargill Court is a unique example of '20th Century Regional Modernism'

*I see Cargill Court as **Heritage Building of the Future-** as this mid 1970's building brought change to the city.

It stands boldly as a landmark, above the city, against the green Town Belt and alongside the 1886 neo-Gothic Otago Boys High School (Cat 1 HNZ)

*Its position and design attracted me. Living here has confirmed that.



*Built on the hill with car park & garages below, it has **spectacular**, unobstructed views over a wide area of city, harbour and distant Pacific Ocean.

*The 13 units are so designed for views and comfort.

Shared spaces consist of two roof gardens, street level gardens, foyer, stairwell and elevator. One can live quietly without hearing or seeing close neighbours, yet happily share the common spaces for social interaction.

*The acclaimed Architect **Ted McCoy** is to be congratulated for his contribution to the city.

Cargill Court was awarded an Enduring Architecture Award in 2021

*The Building is owned by the thirteen apartment owners- all members of Cargill Court Body Corporate.

*There is a management committee (elected by the owners) plus an exterior company- Strata Title Administration Ltd.

*To comply with the revised Unit Titles Act, there has been a full survey of Cargill Court (by Prendos) and a Long Term Maintenance plan is in place.

*Of importance to the building are the **large, bespoke Crittall steel windows**, likely elements necessary for its structural integrity.

*There was a move to replace them ALL with another material, but a recent 9 to 4 poll ruled this out.

*Prendos & Logic along with specialist trades people recently inspected all windows and concluded that the Crittall windows are in '*reasonable condition for their age*' and worth maintaining.

*Work will begin in Spring 2025. *I understand that architects at **McCoy and Wixon** are advising.

*This McCoy and Wixon Building is loved and admired by many. Indeed the Cargill Court site was previously the Otago Boys High School tuck shop and remembered fondly by many former students.

Residents of many nationalities, have lived here in the past 48 years. Ages currently range from baby to seniors. Some units are used as town houses for absentee owners, some are rented. Eight of the thirteen have had the same owner for over 15 years.



*Just a final word- about **value**. Which seems to worry people.

*From my previous selling experience (of a Cat. 2 HNZ house) plus that of an Otago Estate Agent, I can assure owners that **heritage status does not devalue** a building.

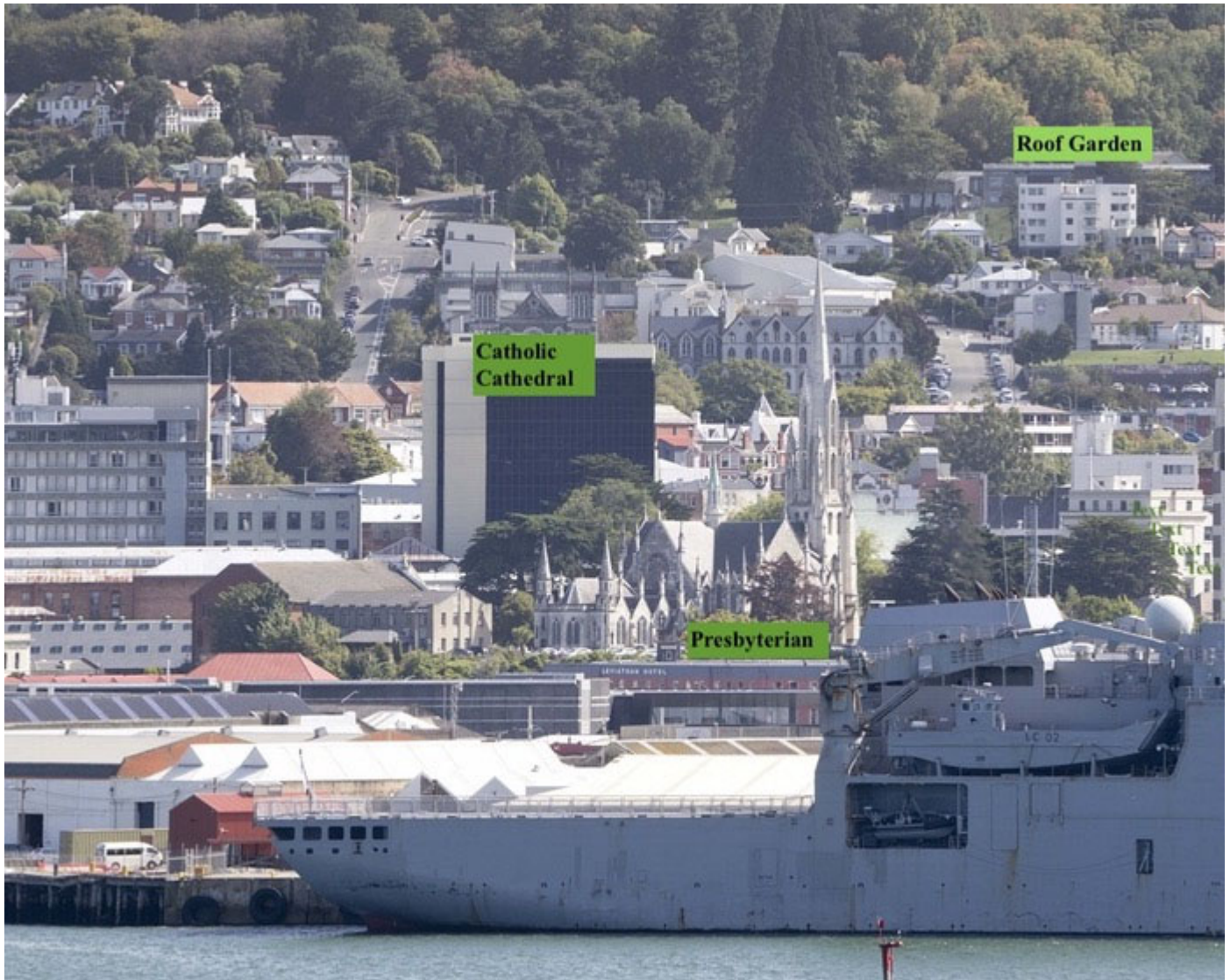
*The agent, who is now in working in Wanaka, had this to say about selling heritage property:

"it ADDS valueadds to its uniqueness and desirability!!"

I welcome CargillCourt as a scheduled heritage building from all perspectives.
Thankyou for your consideration.

Liz Angelo-Roxborough

From: Liz Angelo <angelo.tekapo@gmail.com>
Sent: Thursday, 22 May 2025 9:51 am
To: Mark Mawdsley; Heather Bauchop
Subject: Cargill Court Photos for Hearing





Cargill Court (Body Corp 15741),

