

DDPR_feedback_0391s		
	Name	Dave Bylett
	Organisation	Harbour View Rest Home
	Email	bylett@xtra.co.nz
	Response Date	Aug 30 22 04:39:33 pm
	Notes	Dave Bylett
Q1	Select the chapter you want to provide feedback on	
	Historic Heritage	
Q2	In general, to what extent do you support the contents of this chapter?	
	Oppose	
Q3	Objective/Policy/Rule/Standard reference:	
	Waitaki District Plan HH22	
Q4	Feedback/Comments	
	<p>I am writing to you on behalf of the Board of Harbour View Rest Home 2005 Ltd (The Victoria Home for Aged and Incurables (Former)) to register our opposition to the proposed heritage listing of the building at 3 Test St, South Hill, Oamaru.</p> <p>Harbour View Rest Home 2005 Ltd is a commercial entity which operates in a tightly regulated government environment, which sets the pricing and denies us the opportunity to pass on additional costs. As an aged care provider, we are responsible for housing elderly vulnerable residents in a safe and healthy environment. Like all commercial entities this is achieved within a limited pool of funds in a challenging environment, which has been made more challenging with the development and commissioning of a council backed provider operating in our market segment.</p> <p>Part of Harbour View Rest Home's charm is the character of its building so as an entity we actively maintain and, in line with our responsibilities to our residents, alter it. This is an ongoing process and any additional compliance costs and restrictions will result in a serious erosion of the already stretched limited funds available to maintain the building. Like all buildings that are in commercial uses it has evolved over the years and has had a number of improvements and modifications. Given the number of improvements/modifications that have occurred to the building throughout its life we question why it has now been nominated?</p> <p>Harbour View Rest Home provides a valued and essential service to the Oamaru district. It is a significant employer and any additional restrictions and costs could put this at risk. This could result in the WDC having another empty building in its high profile iconic Historic Harbour area. The heritage listing was first raised in October 2019 when we met with Rachael Bason and Heather Bauchop. They informed us that if we opposed the historic listing the Waitaki District Council would not pursue it. Heather has attempted to entice Harbour View Rest Home to list voluntarily offering the carrot of eligibility for grants. However after investigation it appears these are awarded in a very subjective manner and the amount of funds available are very limited. This will not compensate us, as owners, for the negative impact it will have on the value and saleability of the business.</p> <p>We would value the opportunity to sit down face to face to discuss our concerns.</p>	
Q5	Objective/Policy/Rule/Standard reference:	
Q6	Feedback/Comments	
Q7	Objective/Policy/Rule/Standard reference:	
Q8	Feedback/Comments	

Q9	Objective/Policy/Rule/Standard reference:
Q10	Feedback/Comments
Q11	supporting documents?
	0
Q12	If you need more space, or have any other general comments, please leave them here