

Penfold's Cottage proposed stabilisation and repair – comments and Project Team responses

Sub. No.	First name	Last name	I / We	Comments on the proposed stabilisation and repair option	What value does this cottage add to your community?	Project Team responses
1	Richard L N	Greenaway	support the stabilisation/repair option	<p>Thank you.</p> <p>I think the cottage should be restored rather than demolished and rebuilt.</p> <p>I checked the Woolston-Heathcote Cemetery tour material on the library's website about Captain James Penfold. I could not find the source for my information about Ernest Parish's restoration of the cottage and its re-opening. However, Papers past shows that there was an 18 December 1944 Press account of the re-opening. The title of the article is 'Memorial to pioneers';.</p> <p>There is a statement that Penfold was on Nelson's flagship - but Penfold was born long after Nelson's death in 1805.</p> <p>In the Press article there is no reference to the Sumner Borough Council. They didn't even have a representative speak at the occasion. I checked Papers past and, as I thought, Sumner had a poll - which led to amalgamation - the following year. Perhaps parts of the borough had managed to break off and amalgamate prior to this date. The Heathcote County Council is also absent but then, perhaps their area immediately to the west of the Heathcote bridge had previously become part of the city. (This council had, as the Heathcote Road Board, had charge of a great expanse to the south of the Avon River as far back as the mid 1860s and is the subject of James Watson's Along the hills.) Certainly, the Mayor of Christchurch, Ernest Andrews, was the leading figure at the 1944 occasion.</p> <p>I haven't, in Papers past, found a date when James Penfold's schooner, the Excelsior, got stuck in the Estuary. The story is certainly in the Press article. It may be in New Zealand shipwrecks.</p>		<p>Thank you for your feedback, Your support is noted and we appreciate your additional research.</p> <p>(Copy of 1870 deed between James Penfold and the Road Board of the Heathcote County, and a newspaper article supporting the 1870 date, sent.)</p>
2	Sue	Storey	support the stabilisation/repair option		Greatly	Thank you for your feedback. Your support is noted.
3	John W	Thacker	support the stabilisation/repair option	Great news, but regret that I am unable to attend this presentation as I am over the Ditch in Australia at this time due back on 30 July so will give you some feedback then. Good luck with the presentation, KEEP UP THE GOOD WORK YOU ARE DOING.		Thank you for your feedback. Your support is noted.
4	Peter	Williams	support the stabilisation/repair option	I have heard that the Local Rotary and Lions Clubs in the area have a group of retired craftsmen (with knowledge in this type of repair work) available to repair this Cottage.	There is a rich History all ready documented and this cottage keeps that History alive.	Thank you for your feedback and your suggestion about future repair work. We are in touch with this group, and we understand that Ferrymead Heritage Park is also aware of their knowledge and interest.
5	John	Roberts	support the stabilisation/repair option	It is important to retain the heritage significance of the Cottage	Historic Cottage	Thank you for your feedback. Your support is noted.
6	Bruce Richard	Imrie	do not support the stabilisation/repair option		None, I believe it is just a copy?	Thank you for your feedback. Our documentary and physical research show that the cottage is more than a copy of the original dwelling. Some of the cottage's original sod block construction remains intact – with the sod blocks clearly visible. These have

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						been added to with repairs in cob in the 1940s and 1980s. These layers of different eras and types of construction materials add to the significance of the cottage, and provide educational opportunities about different building materials and methods, and different conservation approaches over time. They tell the story of the cottage and contribute to its heritage values so that its significance is greater than the heritage fabric of the building, and includes the people, area and communities who have been involved with it over time.
7	William	Howse	support the stabilisation/repair option			Thank you for your feedback. Your support is noted.
8	Mark	Darvill	support the stabilisation/repair option	I fully support the proposed stabilisation and repair option but would ask that the landscaping be revised to be more sympathetic to the cottage and inviting to visitors.	This cottage is an important heritage building. Regrettably the value has been diminished by the proximity and size of the new sheds at the Yacht Club but it would be hoped that this could be alleviated by careful landscaping changes.	Thank you for your feedback. Your support is noted. Also your comments about landscaping. As part of the detailed design process a landscaping plan will be developed for the cottage.
9	John	Harrington	support the stabilisation/repair option	Please keep me/us informed on the future repairs		Thank you for your feedback. Your support is noted. We will keep you informed.
10	Mitch	Cocking	support the stabilisation/repair option			Thank you for your feedback. Your support is noted.
11	Kylie	Boivin	support the stabilisation/repair option	Full support for this project. Sympathetic integration of the cottage and surrounding areas into the landscape will be critical to the success of the project. A landscape plan is required to ensure the successful integration. The cottage adds character and interest to this area. Instead of having the cottage as a museum - consider the building for a more active, though sensitive use. For example a brewery, cafe or community facility.	Interest, character, particularly when Christchurch has lost so much heritage.	Thank you for your feedback. Your support is noted. As part of the detailed design process, a landscape plan will be developed. We acknowledge the benefits of active uses in heritage buildings, however this is not always appropriate or possible. Once repaired, the cottage will not be available for a more active use because the size and nature of the building, and Building Code requirements for commercial use would mean that extensive changes would be required which would result in a significant loss of heritage fabric. However there are opportunities for other types of use not requiring internal access to the cottage which the project team are exploring. This includes integrating it into as an educational programme run by Ferrymead Historic Park, and as a destination on the Coastal Pathway.
12	Marion	Archer	support the stabilisation/repair option			Thank you for your feedback. Your support is noted.
13	Margie	Phillips	support the stabilisation/repair option	I feel option 1 is definitely the way to go. Being a historical building this needs to be retained. Option 2 - Just another new building with an oldish look but loses all significance.	It is a beautiful old cottage and a real landmark in history. To many old buildings have been destroyed in ChCh. It adds to new walkway/cycle track	Thank you for your feedback. Your support and observation about its landmark status are noted. We appreciate the opportunities the cottage offers as a destination on the Coastal Pathway.

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					through to Sumner as an interest for many to enjoy on their way past	
14	Steve & Adrienne		support the stabilisation/repair option	We accept that there will be significant loss of historical value	We agree that it is of significant historical value. We thought that it may be relocated to the Ferrymead site but then geographically being there it loses the historical importance.	Thank you for your feedback. Your support is noted, along with your comment that it would lose much of its historical significance if it was relocated.
15	Paul-Jon	Flewellen	have some concerns	How will you avoid CONDENSATION of the glass panels? As I live directly above the cottage I am concerned that associated lighting of the exterior might create an unwanted glare during hours of darkness	A link to our historical past	Thank you for your feedback. Your concerns are noted. Maintenance issues such as condensation and lighting will be considered and addressed when detailed designs are developed.
16	Paul & Sue	Campbell	support the stabilisation/repair option			Thank you for your feedback. Your support is noted.
17	Rae	James	support the stabilisation/repair option	This option preserves and displays the heritage fabric that remains.	The community of Christchurch desperately needs to conserve and retain all of its built heritage that it can.	Thank you for your feedback. Your support and comments about the importance of retaining the cottage's rare heritage fabric are noted.
18	Jane	Batchelor	support the stabilisation/repair option	I strongly support and am delighted to see that option one has been proposed and that such care and thought has gone into looking at a future for this precious little building. My reasons are; 1) That as far as I am aware this is the only remaining sod cottage in Christchurch and other examples are extremely rare in Canterbury (one at Longbeach and possibly one in Nth Canterbury) and probably in NZ. Cob buildings are also rare and both were relatively numerous in the early days of European settlement and are tangible reminders of the use of local materials to create shelter and thereby can be said to have enabled the city of Christchurch to be created. 2) Option one is the only option that retains the remaining original fabric of sod blocks and so tells the whole story of this building's evolution; from its original state through the phases of partial destruction and repair with cob, and maintains its historical integrity. The do nothing option is demolition by neglect and deconstruction would be wilful vandalism. Deconstruction and reconstruction would be a desperate measure if no other option was possible, would likely to be more expensive and cause drastic loss of heritage fabric. 3) Retaining original fabric is important for future generations to see for themselves a physical remnant of what used to be commonplace and to act as a yardstick of where we have come from in terms of technology, social and other aspects. It is a reality check for what the early Europeans faced when they arrived here. It also means that research in the future is possible and techniques not yet developed may be able to enhance the knowledge we have at present. We should not be responsible for 'slaughter of the last moa'.	1) The cottage has been a landmark in this area and for me personally I remember as a child being driven past and at times having a stop to peer in its windows, a real fairy tale cottage. The proportions and scale of this building have become a rarity in this day and age. 2) The building is part of our community memory bank, and without it we are reliant on virtual images of photographs or written description, a form of societal Alzheimers that occurs when actual heritage is erased. 3) It is a wonderful attraction on the new cycle/walking path which has created a significant new route for access compared with having just a quick glimpse from the road in the past. The path and the cottage will benefit each other. 4) A great opportunity for education, and for raising awareness in children of their own heritage. Children love something concrete to look at and	Thank you for your feedback. Your support is noted. The project team values your knowledge of cob buildings and heritage.

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				<p>4) It gives an opportunity to tell the stories linked to the area, the people involved and their lives from the Penfold family through to Ernest Parish who was motivated to lead the repair of the building in the 1940s and those who assisted him obviously thought it was hugely important to retain the cottage along with the 7 thousand people who came to see the opening after its restoration. The glass wall will allow visitors to view in safety the anatomy of the cottage, its various components, the latest earthquake damage, without the need to be opened or closed by a custodian and with easy walking, cycle or vehicle access.</p>	<p>wonder about.</p> <p>5) The cottage is part of a network of heritage in the area including the past Maori travelling route for food gathering, the river and bridge, Ferrymead Park etc and the sum of the whole becomes greater than that of the individual parts.</p> <p>6) Saving the humble aspects of heritage is important as well as the grander city buildings such as the Arts Centre, and gives a human scale to our legacy from the past.</p>	
19	Graeme	North Earth Building Association of New Zealand	do not support the stabilisation/repair option	<p>My name is Graeme North. I am a registered architect that has been involved with earth buildings for a period spanning more than 45 years.</p> <p>I am currently chair of EBANZ and of SNZ Development Committee for earth building standards.</p> <p>3 engineers and I have been inside and inspected this building as part of the reconnaissance that EBANZ carried out on earth buildings after sequence of Christchurch earthquakes, so I am familiar with the building and its damage. I have also seen it consequently.</p> <p>Our consensus at the time was that the cottage was beyond simple repair and the best method of repair was to re-build it, on suitably enhanced footings. This is still my firm opinion.</p> <p>Repairs could easily be done by using the original earthen material again by re-working it, but this time running suitable polypropylene reinforcing grids through the walls as rebuilding work was carried out. All the timber members can be either reused if possible or remade in the same manner as the original out of the same species of timber, and new shakes made for the roof. Members of EBANZ are able to help with this, both from an expert earth building engineering perspective but also from a materials and workmanship perspective. The result will be the historic material put back in place in very much the same way as it once was, to make a complete and beautiful cottage.</p> <p>Inserting a steel frame into the proposed building, visible or not on the road faces, feels false and disastrous, and will necessitate huge interventions into the historic fabric anyway, and removal of a lot of other material. Once you go around the building and come to glass walls that are so out of place, it will look and feel like a travesty to. Any integrity the building had as a 3D building is destroyed.</p> <p>I feel that the talk of loss of historic fabric by rebuilding is nonsense if the</p>	<p>This building is a fine and valued example of an early NZ earth building that is loved by the whole earth building community around New Zealand, who would hate to see its integrity as a lovely example of an earth cottage destroyed by a rigid approach to repair of severe damage that ruins the buildings integrity.</p>	<p>Thank you for your feedback. Your comments, expertise and familiarity with the cottage are noted.</p> <p>Based on the documentary and physical information available, the project team have identified a key value of the cottage to be its heritage fabric, particularly the remaining sod blocks and the visible layers of different construction materials and eras. This reflects current approaches to heritage conservation, as outlined in the ICOMOS NZ Charter 2010 principle of 'respecting the evidence of time and contributions of all periods.' (Article 5.) The substantial repairs undertaken in the 1940s are over seventy years old now and an important contributor to the heritage value of the cottage. We are currently developing a new direction for heritage which will take a more story based approach and include intangible heritage values: this cottage has considerable significance in terms of its story, and the changes it has undergone over time.</p> <p>The project team, which included heritage staff and conservation architects, did consider the option of reconstructing the cottage. An engineer with expertise in working with heritage buildings and a cob specialist was also engaged for the project. When the team assessed the reconstruction option against the ICOMOS NZ 2010 Charter, which Council has adopted as part of its heritage conservation policy, it was determined that this option would not align with the charter principles. Full reconstruction would not maintain the integrity and authenticity of the cottage, would not involve minimum intervention, and would remove heritage fabric.</p> <p>It was the opinion of the project team that the option to stabilise and repair the cottage would be more in alignment with the ICOMOS NZ Charter 2010, and would retain the maximum amount of heritage fabric and values.</p>

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				<p>approach I suggest was taken, esp compared to the loss of fabric from what seem to the favoured approach is taken anyway.</p> <p>One could ask what is the real historic fabric anyway? It has already been largely rebuilt once before, with modified or different earthen materials, so why not again?</p> <p>Rebuilding could better be considered more in light of very overdue maintenance, to repair earthquake damage but also to bring some better engineering practice to bear, all in order to restore a lovely example of an 19th century earth building.</p> <p>If this rebuilding approach is not acceptable then I suggest simply placing the whole building as is inside a beautiful glass house and let it be, in all its great historic glory, warts, earthquake damage, and all.</p> <p>History comes to us warts and all. Either simply protect and lock the building away as it is, or let it breath life as an integral building again.</p> <p>This would be far preferable to the current early 21st century proposal using incongruous steel props and glass walls.</p>		<p>Although it is possible to rework the cob, as you point out, the reconstruction option would not be able to retain the sod blocks. It would also require interventions to meet code upgrade requirements. The remaining sod blocks are understood to date from the original construction, and it is our understanding that it is not physically possible to remove and reuse these in any reconstruction. Therefore a reconstruction would result in a cob cottage rather than a cottage with original sod and later cob construction.</p> <p>The insertion of glass and steel is considered to be a necessary intervention for weatherproofing and strengthening, whilst retaining the maximum amount of heritage fabric in situ and undisturbed. It is acknowledged that this will cause a visual contrast with the original earth construction. Considering that the intervention is reversible in part (particularly the glass insertions), has little adverse effect on the heritage value of the cottage and does not obscure the original form or fabric, the project team considered that it aligned with the ICOMOS NZ Charter 2010 principle for Adaptation.</p> <p>It is noted that Heritage New Zealand Pouhere Taonga have expressed their support of the repair and stabilisation approach as part of the public consultation process and have noted that the option is 'consistent with the ICOMOS New Zealand Charter for the conservation of Places of Cultural Heritage Value, including the principles of respect for surviving evidence and knowledge, and minimum intervention.' We hope that you will continue to take an interest in the cottage, and note that there may be opportunities in the future to work on other projects where the reconstruction option you have outlined would be an appropriate outcome.</p>
20	M	Rule	support the stabilisation/repair option	It will be great to see it repaired		Thank you for your feedback. Your support is noted.
21	Bevan & Sandra	Wilson	support the stabilisation/repair option	The innovate glass panels are an excellent idea to actually see the earth building methods.	A history that is irreplaceable if the original cottage is allowed to be destroyed. It's easy viewing from the costal pathway will add huge interest to this 150 year old (approx) building.	Thank you for your feedback. Your support is noted, along with your comments about viewing the earth building techniques from the Coastal Pathway.
22	Vanessa	Grenfell	support the stabilisation/repair option	I grew up loving the cottage although I lived in the central city and I have taken my children and grandchildren to it over the years and explained all about it to them. I would like to see the cottage remain intact for their children. Also to show visitors. It's an important part of our heritage.	To my neighbourhood nothing but to my city it gives some historical depth and perspective that can be enjoyed by all age groups.	Thank you for your feedback. Your support for stabilisation and repair of this cottage as a reminder of Christchurch's past is noted.
23	Diane	Johns	support the stabilisation/repair option		It has long been a landmark in the area. (I am a former resident of St Andrews Hill and also remember visiting it in my childhood.) So few of these buildings are still in existence in	Thank you for your feedback. Your support and long standing interest in the cottage is noted.

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					<p>Canterbury now and not many are easily available for public viewing. To be able to see into its construction would be an educational advantage.</p> <p>I hope the decision is made to stabilise and repair the cottage.</p>	
24	Milly	Woods Heritage New Zealand Pouhere Taonga	support the stabilisation/repair option	<p>Heritage New Zealand Pouhere Taonga is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage. Heritage New Zealand is New Zealand's lead historic heritage agency.</p> <p>Ferrymead Cob Cottage (Penfolds Cottage) is entered on the New Zealand Heritage List / Rārangī Kāroero as a Category 2 historic place under the HNZPTA in recognition of its historical and cultural heritage significance and value. The purpose of the List is to inform the public and notify owners of historic places and to be a source of information about historic places, historic areas, wāhi tupuna, wāhi tapu, and wāhi tapu areas for the purposes of the RMA.</p> <p>Heritage New Zealand supports the proposed modifications to the cottage which would ensure its survival, and that avoids, remedy or mitigate adverse effects on heritage values.</p> <p>We note that the stabilisation and repair option is consistent with the ICOMOS New Zealand Charter for the conservation of Places of Cultural Heritage Value, including the principles of respect for surviving evidence and knowledge, and minimum intervention.</p> <p>If any activity associated with this proposal, such as earthworks, fencing or landscaping would modify or destroy any archaeological site, then an archaeological authority pursuant to the Heritage New Zealand Pouhere Taonga Act 2014 will be required.</p>		<p>Thank you for your feedback. Your support for this project is noted.</p> <p>The project team is aware of the Archaeological Authority requirements and will ensure that these are adhered to. There will be an ongoing dialogue between the project team and HNZ with regards to this.</p>
25	Wendy Lisbeth	Nottage	have some concerns	<p>We support stabilisation and repair option with some concerns about the current site. Traffic being the main one with the intersection being so busy. Parking is available at the yacht club but the proximity to the road detracts from the charm of the cottage. Is it able to be moved further back as a feature of Scott Park?</p>	<p>As a gold card person its childhood memories of a delightful cottage. This goes back many years when trams were still travelling to Sumner. With a traditional cottage garden surrounding the cottage it could and should be an added attraction to the coastal pathway</p>	<p>Thank you for your feedback. Your support for the repair and stabilisation option – with concerns about its current site - is noted.</p> <p>Because of its sod block and cob construction the cottage cannot be moved back from the road. However, once repaired, it can be a feature of the Coastal Pathway.</p> <p>A landscape plan will also be developed as part of the detailed design phase of the project.</p>
26	Janine	Banbury	support the stabilisation/repair option	<p>Please note my disappointment that cob cottage was not considered before the new, oversized, out of character yacht club building was Council approved and built.</p>	<p>An interest point along the Christchurch Coastal Pathway and a chance to keep a small building of</p>	<p>Thank you for your feedback. Your support is noted, along with your comments about the nearby building.</p>

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				The yacht club building prevents sun from keeping cob cottage and land surrounding cob cottage from drying out.	historic interest in a city that has lost so much history.	The cottage's location beside the Coastal Pathway make it a feature for passers by. A landscape plan will also be undertaken as part of the project.
27	Nicole	Hunt	support the stabilisation/repair option		I'm the great granddaughter of Ernest Parish and this cottage is important to my family. We would love to see it repaired and be able to visit it with future generations.	Thank you for your feedback. Your support and family connection to Ernie Parish and this Cottage is noted and valued.
28	Alan	Chirnside	support the stabilisation/repair option	<p>Hi Jennie, I enjoyed your presentation at the M.P.B.C. on Plans for preserving the Cob Cottage at Ferrymead. Ernie Parish lived next door to my Parents at 44 St.Andrews Hill rd., After living for some years in Woolston. At the time when he started the repairs of the cottage, my Brother and I were schoolboys and also sailed our yacht at the Mt. Pleasant club. We gave Ernie some help at times, and my younger Sister remembers well the opening day. We have of course watched the cottage in its various stages since!</p> <p>I thought the proposed plan was the best that can be done, considering the extent of the deterioration. It is a shame that the frontage is so close to the main road but there is just enough foot room to walk by. At the back, there seems plenty of access for foot and cycle traffic and the opportunity for suitable informative boards.</p> <p>Vandalism seems to be a worry, but hopefully good lighting and the proximity of varying traffic should give protection.</p> <p>Congratulations to your Team and I will look forward to Progress.</p>		<p>Thank you for your feedback. Your support is noted.</p> <p>The project team was very interested to learn that you helped Ernie Parish with repairs to the cottage in the 1940s.</p> <p>Maintenance issues, including protection from vandalism, will be considered and addressed when detailed designs are developed.</p>
29	Rebecca	Parish	support the stabilisation/repair option	Very pragmatic and important to recognize the heritage fabric of our City. Its location is important in illustrating context.	Personally my father assisted with the restoration of this cottage many years ago and holds an important historical significance for my family history.	Thank you for your feedback. Your support and family connection to Ernie Parish and this Cottage is noted and valued.
30	Timothy	Hogan Christchurch Civic Trust	do not support the stabilisation/repair option	<p>Would support Option 2.</p> <p>The glass option while good for interpretation is at risk from vandalism and on going maintenance. These risks are hopefully lessened by a complete building.</p>	As a landmark the complete cottage with chimney is in the local memory. For all intents and purposes this would be achieved by reconstruction. It is noted that the cottage was largely rebuilt in the 1940s. There are other cob domestic buildings e.g. Tiptree, Middleton Grange that inform the community on the technology of earth buildings.	<p>Thank you for your feedback. Your comments are noted.</p> <p>Maintenance issues including protection from vandalism, will be considered and addressed when detailed designs are developed.</p> <p>It is unfortunate that the chimney is not able to be rebuilt as part of the repair and stabilisation option, however its form will be interpreted in glass, with supporting interpretation on site.</p> <p>When the project team assessed the different options against the ICOMOS New Zealand Charter 2010, the repair and stabilisation option was considered to be in better alignment with that charter than reconstruction.</p> <p>Based on the documentary and physical information available, the project team have identified a key value of the cottage to be its</p>

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						<p>heritage fabric, particularly the remaining sod blocks and the visible layers of different construction materials and eras. This reflects current approaches to heritage conservation, as reflected in the ICOMOS NZ Charter 2010 principle of 'respecting the evidence of time and contributions of all periods.' (Article 5.) The substantial repairs undertaken in the 1940s are over seventy years old now and an important contributor to the heritage value of the cottage. We are currently developing a new direction for heritage which will take a more story based approach and include intangible heritage values: this cottage has considerable significance in terms of its story, and the changes it has undergone over time.</p> <p>The project team, which included heritage staff and conservation architects did consider the option of reconstructing the cottage. An engineer with expertise in working with heritage buildings was also engaged for the project. When the team assessed the reconstruction option against the ICOMOS NZ 2010 Charter, which Council has adopted as part of its heritage conservation policy, it was determined that this option would not align with the charter principles. It would not maintain the integrity and authenticity of the cottage, would not involve minimum intervention and would remove heritage fabric.</p> <p>It was the opinion of the project team that the option to stabilise and repair the cottage would be more in alignment with the ICOMOS NZ Charter 2010, and would retain the maximum amount of heritage fabric and values.</p> <p>Although it is possible to rework the cob, the reconstruction option would not be able to retain the sod blocks. The remaining sod blocks are understood to date from the original construction, and it is our understanding that it is not physically possible to remove and reuse these in any reconstruction. Therefore a reconstruction would result in a cob cottage rather than a cottage with original sod and later cob construction.</p> <p>The insertion of glass and steel is considered to be a necessary intervention for weatherproofing and strengthening, whilst retaining the maximum amount of heritage fabric in situ and undisturbed. It is acknowledged that this will cause a visual contrast with the original earth construction. Considering that the intervention is reversible in part (particularly the glass insertions), has little adverse effect on the heritage value of the cottage and does not obscure the original form or fabric, the project team considered that it aligned with the ICOMOS NZ Charter 2010 principle for Adaptation.</p>

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						It is noted that Heritage New Zealand Pouhere Taonga have expressed their support of the repair and stabilisation approach as part of the public consultation process and have noted that the option is <i>'consistent with the ICOMOS New Zealand Charter for the conservation of Places of Cultural Heritage Value, including the principles of respect for surviving evidence and knowledge, and minimum intervention.'</i>
31	Wendy	Hunt (nee Parish)	support the stabilisation/repair option	<p>I am fully in favour of Option 1 to stabilise and repair the Cottage in its current damaged state. It is a shame that it was so badly damaged in the Earthquakes but hopefully it can be successfully repaired and strengthened to last for many many more years to come. I think this option is the best because it will retain the original construction of the Cottage which is most important. The glass panels will be a unique way to see inside and be able to observe the earth construction and repair work. Although a lot of the frontage has been taken for the Main Road, there is excellent access from the Coastal Pathway at the rear.</p> <p>The Cob Cottage is a significant landmark in the area and provides a fitting memorial to the early settlers of Christchurch. It should therefore be maintained as an important part of our history.</p>	<p>I have a very personal and emotional connection to the Cottage as I am Ernie Parish's granddaughter. I know that he was so passionate about the Sod Hut, as I remember it being called, and he did a huge amount of work to rebuild and repair it over the years. He was also helped by my father at these times.</p> <p>Ernie was very keen to preserve the history of the area where he also lived and wanted the Cottage to be a lasting memorial to the Canterbury pioneers. I know that he took a great interest in showing the Cottage to as many people as he could, including visitors to Christchurch and groups of school children. He would open up the Cottage on a Sunday for people to look through and make appointments to view during the week. I remember he had Visitor's Books with comments from people who had come from all over the world.</p> <p>He would be so happy to know of the Council's plans to repair and stabilise the Cottage. It was important to him that the Cottage be preserved for future generations to enjoy and learn about our early history.</p> <p>On a personal level, I feel a strong connection to the Cob Cottage because of all the hard work and time that my grandfather put into it. This is a rare example of construction from this time and an important part of the history of Christchurch.</p>	Thank you for your feedback. Your support and family connection to Ernie Parish and this Cottage is noted and valued.

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32	Paul	Goodman	Do not support the stabilisation/repair option	No mandate to CCC not to remove and relocate damaged sod cottage to Ferrymead Park. Initially constructed without building permit from CCC from CCC basic presentation no critical time. Path presented no project estimate of associated costs, time, materials, engineers, meetings	<p>Writer has resided in Mt Pleasant since 1970. Initially as renter, homeowner plus ratepayer 45 years plus observed locked up cottage over this period never having the doors open to promote same. Understand 6-7 local schools never had key to lock for access - thereby limiting local connection. Regularly informed CCC did not consult with local association Mt Pleasant. Not visit Mt Pleasant office. Writer wish to be continually informed and speak with Community Board Smith Street subsequent hearing ??</p>	<p>Thank you for your feedback. Your comments are noted.</p> <p>It is anticipated that the repaired and stabilised cottage will provide opportunities for educational opportunities including with school groups and in conjunction with Ferrymead Historic Park, who have expressed an interest through the public consultation process.</p> <p>The Council has adopted the ICOMOS NZ Charter, 2010 as part of its Conservation Policy. This Charter outlines best practice heritage conservation. The relocation of the cottage would remove it from its original context, which is not a desirable heritage outcome, and does not align with the ICOMOS NZ Charter. Its relocation would necessitate its reconstruction – which would involve the loss of much of its heritage fabric and evidence of its original construction – both of which are key contributing factors to its heritage value to the community.</p> <p>Heritage staff recently found the original deed which leased the land to James Penfold to construct a sod cottage in 1871. Building permits were not required at this time. This approval from the Road Board at that time was the equivalent to today's permit requirements.</p> <p>At this stage of the project, the plans are conceptual, and therefore costings have not yet been generated, beyond a broad estimate that the works would be able to be achieved within budget. Undertaking the project in this way has been necessary to avoid spending significant funds on the preferred option in advance of community views being obtained.</p> <p>The project budget is being reviewed.</p> <p>Information about the Penfold's Cottage consultation was sent to all community groups and organisations in the Mt Pleasant, Ferrymead, Heathcote Valley, Redcliffs and Sumner areas (taken from the Community Board's contact list). Information was also sent to those involved in heritage, and those who live close to the cottage.</p>
33	Kay	Goodman	Do not support the stabilisation/repair option		<p>My main objection to this development is that the cottage is not authentic in anyway to how it was originally built. The thatched roof has gone, the walls are plastered over and painted and to spend this amount of money to show some cobb or sod walls is not a heritage issue. you will be creating false heritage building</p>	<p>Thank you for your feedback.</p> <p>It is noted that although the cottage has undergone changes over time, it still retains a significant amount of authentic heritage fabric, particularly that dating from the 1870s and 1940s. Photographs indicate that the cottage originally had a shingled roof and this was replaced in the 1940s with a thatched roof, as the restoration at that time was undertaken in a way so as to enhance its 'Englishness'. The preferred option of repairing and</p>

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						<p>stabilising the cottage reflects current conservation approaches, which involve respecting evidence of different time periods, retaining as much heritage fabric as possible, and changing as little as possible. We are currently developing a new direction for heritage which will take a more story based approach and include intangible heritage values: this cottage has considerable significance in terms of its story, and the changes it has undergone over time.</p> <p>The project team consider that the preferred option provides opportunities for education and promotion of important aspects of the development of Christchurch and its people. It will also retain the familiar landmark view of two elevations of the cottage to Main Road.</p> <p>The hard plaster render was removed from the inside face of the walls in the 1990s to reveal the original earth materials.</p>
34	Helen	O'Keefe	support the stabilisation/repair option	Repair option 1. I am a granddaughter of the late Ernest Parish who in the early 40s and again in 1948 rebuilt the Sod Hut. This was an important part of grandfather's life spending many hours and time and effort achieving this rebuilding. Many Sundays he would be down at the hut when visitors and locals called in to hear the story of the Sod Hut. This option would be a fitting tribute to my grandfather who worked very hard on the hut over the years.	I don't live in Christchurch but the cottage would be a memorial to the Canterbury Pioneers.	Thank you for your feedback. Your support and family connection to Ernie Parish and this Cottage is noted and valued.
35	Pat	Whitman	do not support the stabilisation/repair option	It is a total waste of money. The cottage is a nuisance to widening the road and should either be destroyed or rebuilt elsewhere, possibly in the Ferrymead Park.	None. I have driven past it for 40 years and barely seen it as my focus has to be on driving. It is not original having been altered by several lots of previous repairs. I have never seen any tours or information about it for the public.	<p>Thank you for your feedback. Your comments are noted.</p> <p>The cottage has been changed over time, which is common for heritage buildings which have to adapt to changing times and uses. It is also particularly the case for earth buildings which need continual maintenance and renewal. Sod blocks and the original foundation remain of the original cottage. This has been added to with cob construction in the 1940s. Without Ernest Parish's efforts at that time, to restore the cottage as a memorial to the Canterbury Pioneers, we would not have the cottage today.</p> <p>Current conservation practice is to respect the contributions of all time periods, and the 1940s history is an important part of the significance of the cottage to the community today.</p> <p>We are currently developing a new direction for heritage which will take a more story based approach and include intangible heritage values: this cottage has considerable significance in terms of its story, and the changes it has undergone over time.</p> <p>It is intended to promote the repaired and stabilised cottage more widely, including for school groups once works are completed. We</p>

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						<p>hope to be able to work with Ferrymead Heritage Park and include the cottage in their education programme, as they have expressed an interest through the consultation process</p> <p>There is a walking and cycle track which runs behind the cottage which provides access and visibility via those modes of transport.</p>
36	John	Winter	support the stabilisation/repair option	<p>Sorry I'm late replying about the old cob cottage. My name is John Winter, Ernie's Grandson. I agree with Helen we think option 1 is the best resolution. I remember going down there many times with Granddad doing odd jobs having a good time. When I'm in Christchurch always make an effort to pop out for a look. Ernie spent many years, mainly on Sundays welcoming visitors there. A great effort. It must surely remain.</p>		<p>Thank you for your feedback. Your support and family connection to Ernie Parish and this Cottage is noted and valued.</p>
37	P	Duport	support the stabilisation/repair option			<p>Thank you for your feedback. Your support is noted and valued.</p>
38	Cindy	Hey Education Manager, Ferrymead Park	support the stabilisation/repair option	<p>I am writing this to support the option for stabilisation and repair of the Penfold's Historic Cottage, I am the Education Manager at Ferrymead Heritage Park, employed by Ferrymead Park Limited.</p> <p>We have around 5000 school students visit Ferrymead Heritage Park for a selected range of structured hands-on, multi-sensory experiences to achieve outcomes in science and technology not otherwise possible in a conventional school setting. The various programmes offered are flexible, allowing teachers to customise them to achieve their desired outcomes. I see that the Penfold's Cottage could enhance what Ferrymead already has and the opportunity to work collaboratively with a local community group to be able to show students not only how this cottage has been repaired but to be able to see how this cottage was constructed. We have a number of examples of buildings from around the 1850s. Being able to have an example of a cob cottage locally that also has such a rich history would be of great benefit to students both School students and Tertiary students. Ferrymead is looking at moving their Cob Cottage to another location in the park and it will be rebuilt using a more modern method. Another opportunity to draw comparisons.</p> <p>To be able to access the Penfold's Cottage and with the proposed option of using toughened glass panels outside so you can see the original walls and building. I envisage we could offer a programme where students are able to visit the Penfold's cottage and hear about the social history of this building, who lived there what was happening in the area at that time, why this building even came to be built. Then there would be the opportunity to return to Ferrymead and view other buildings from around that era and how they have been constructed. We could also provide the experience of making cob, thatching. Looking at the science and technology behind the different ways of construction at the time, which ties in with the New Zealand Curriculum.</p>		<p>Thank you for your feedback.</p> <p>The project team is very interested in your thoughts about the collaborative educational opportunities around the cottage, and Heritage staff will continue to liaise with you regarding the development of these.</p>

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				<p>As Penfold's cottage is close to Ferrymead there would be the opportunity for Ferrymead to provide a bus for students to travel between the two sites, or for older students being able to walk back along the repaired footpath along the river and see other significant sites along the way. One of those being the wharf where the boats brought goods round from Lyttelton and where the Ferry transported people and goods to the other side of the river.</p> <p>The buildings we have here and the Penfold's Cottage makes it easy to trace the development of various technologies over the past 150 years, identifying changes in technological practice, knowledge, processes and materials, along with the social, technological and scientific drivers of change, and the resulting effects. This enables students to directly experience how technologies and processes have changed, and why, and are also confronted with understanding the science relevant to those processes.</p> <p>The authentic historical context is a unique and important element: our present rests on the past and will shape the future. Current technologies contain elements of previous iterations, with many examples at the Park in their original contexts and being able to include</p> <p>Penfold's Cottage in this would provide a valuable learning experience.</p>		
39	Scott	Babbington Christchurch Coastal Pathway Group (CCPG)		<p>At our meeting we discussed the history of this cottage and the importance that I and the coastal pathway committee place on it being retained.</p> <p>We are very keen to make it a feature along the Christchurch Coastal Pathway.</p> <p>We acknowledged that the recently built Mt Pleasant Yacht Club building has had a massive negative impact on the cottage, and now remedial drainage work is being done to try and mitigate this.</p> <p>We are very keen for the cottage to be retained, mostly because of its historic value to the local community. However it has been a feature by the side of the road and as such has a special place in many peoples' hearts.</p> <p>Whilst our preference would be for it to be restored, we recognise that in doing so this would destroy the fabric of the cottage, and therefore its history, in order to comply with modern building code. Therefore this is not our favoured option.</p> <p>Your suggestion of a stabilise and repair, with graffiti resistant glass and interpretation is great.</p>		<p>Thank you for your feedback.</p> <p>The project team is very keen for the cottage to be a feature along the Coastal Walkway, and see how this would align with other work by Council around developing a Heritage Strategy, where the public consultation asked for more heritage walks and trails.</p> <p>Maintenance issues such as protection from vandalism, will be considered and addressed when detailed designs are developed.</p> <p>A landscape plan will also be developed. Details of the signage design can be discussed at a later date.</p>

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40	Rob	Laidlaw	Support the stabilisation/repair option	<p>Points to note however are:</p> <ul style="list-style-type: none"> - The glass must be vandal proof as it will act as a magnet for all the local lads to have a go at destroying it, as happens regularly with the local bus shelter glass. - The glass would need to be scratch proof too, as people will try and etch their names on it. - The glass could potentially be difficult to clean on the inside, if behind the lower walls as shown currently <p>We like the interpretation aspect, this would fit well with the CCPG interpretation strategy. One aspect might be to use the CCPG standard signage? This might fit better with the other signs along the pathway.</p> <p>We are keen to enhance the area around the cottage, perhaps planting a garden suitable to the time when it was first built? CCPG would be happy to help maintain this. A suitable wood (not picket) fence might add to this also. Even vegetables might be grown as a demonstration garden, however in such an exposed vandal potential site I suspect that this would not be wise.</p> <p>CCPG is not currently in a financial position to support any of this work. However we do have enthusiastic volunteers who would only be too keen to help out.</p> <p>This would need to fit with the CCPG native planting, and try and minimise the Yacht club detraction.</p>		