
Submission on Napier City Proposed District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Napier City Council - Planning Unit

Date received: 13/12/2023

Submission Reference Number #:109

This is a submission on the following proposed plan (the **proposal**): Napier City Proposed District Plan

Submitter:

Peter Gillies

Address for service:

Peter Gillies
Madeira Investments Limited
13, 15, 19 and 23 Shakespeare Road, Napier 4112
New Zealand

Email: peter.gillies@gkl.co.nz

I wish to be heard: No

I am willing to present a joint case: No

Could you gain an advantage in trade competition in making this submission?

- **Yes**

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- **No**

Submission points

Point 109.2

Section: Planning Maps

Sub-section: General

Provision: General

Sentiment: Amend

Submission:

Our property is situated at 13,15,19 and 23 Shakespeare Road. It is proposed that these properties will be considered a "District Plan Heritage Group" under the new rules.

These properties are on the very fringe of the inner city area. As a whole, the properties have the road on one boundary, the Cabana property on the East boundary and residential housing behind and on the west side.

The site has one office building on it, built in 1978, and the rest is carparking.

We believe that our properties should not be within the proposed heritage zone. The buildings and land have no heritage value, it is fringed by residential property and is not surrounded by heritage listed buildings.

The age of the building means that it is possible that a future use for the site will be housing, and a designation of heritage status could impede the potential development for that purpose.

The mayor has recently commented, via the media, that Napier needs to look at using the inner city density possibilities to develop a vibrant inner city. Heritage status on sites such as ours could put that type of development in jeopardy.

We submit that the heritage zone be tightened up to include those specific areas where heritage buildings currently exist. To our knowledge, our sites are not surrounded by heritage buildings with only the Cabana property, to our east, possibly having some historical significance. It would seem unfair that the existence of one heritage building within a block, determine the status of all properties in that area.

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Relief sought

We want the council to remove the heritage zone from the properties at 13, 15 19 and 23 Shakespeare Road.