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## 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:** 14/12/2023

**Submission Reference Number #:**160

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

**Submitter:**

Waiapu Cathedral Vestry

**Address for service:**

Di Woods  
Waiapu Cathedral Vestry  
28 Browning Street Bluff Hill Napier 4110  
New Zealand

**Email:** dean@waiapu.com

**Attachments:**

NCC City Plan submission input Dec 2023.pdf

**I wish to be heard:** Yes

**I am willing to present a joint case:** Yes

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

- **No**

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

- **Yes**

## Submission points

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**Point 160.1**

**Section:** HH - Historic heritage

**Sentiment:** Oppose

**Submission:**

**This submission applies to both Waiapu Cathedral (Proposed heritage item 12) and Ormond Chapel (Item 17, which is a Category 1 Historic Place).**

Waiapu Cathedral has been given notice by Napier City Council that it is an Earthquake Prone building. The earthquake strengthening costs are estimated to be at least \$20m based on other similar strengthening projects within NZ. This is outside the financial capacity of the Church or Diocese and future options are now being considered by the Parish and Diocese.

The Council is reminded that this is the third Church to be on this site and the heritage value is in the site rather than the building. Demolition may be a viable option to be considered, but changes in the Proposed Plan are likely to result in an empty building that cannot be used or strengthened (for financial reasons).

We want to retain a place for Anglican worship in the city centre. We understand that as a Cathedral, we also have an important civic role. Over the years, we have shown how heritage associated with the expression of our faith can be retained through creative adaptation when the cathedral was rebuilt (and subsequently altered) following the 1931 earthquake and, similarly, through the evolution of the use of Ormond Chapel.

### **Relief sought**

We would like the following changes to be made:

1. Enable any work to meet legislative requirements addressing matters of human safety (for example: earthquake strengthening works, fire safety) to be undertaken without further restriction.
2. Enable internal alterations to be undertaken and changes of use made without further restriction. If any restriction is considered necessary, this should only apply to Ormond Chapel as a Heritage NZ listed building and should relate only to the protection of that identified heritage value in that listing.
3. Enable the heritage values to be sustained in the longer term by providing a clear and cost-effective pathway for exterior alterations and demolition/rebuilding to be considered. The proposed plan provisions identify such changes as non-complying, and the policy framework uses 'avoid' wording. This sets a very high threshold and imposes additional costs through consenting to make any change at all.

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### **Point 160.2**

**Section:** HH - Historic heritage

**Sub-section:** General

**Provision:** General

**Sentiment:** Oppose

**Submission:**

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St John the Evangelist  
28 Browning Street | PO Box 495  
Napier 4110, New Zealand  
admin.cathedral@waiapu.com  
napiercathedral.org.nz



## Submission to Napier City Council District Plan

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We support the submission of the Waiapu Board of Diocesan Trustees.

We wish to be heard.

We welcome any opportunity to discuss our concerns ahead of the hearing.

Thank you for your consideration of our submission,

Vestry of Waiapu Cathedral of St John the Evangelist, Napier

*[Vestry is the elected body charged with governance of the Cathedral Parish, Chaired by the Dean.]*

Contacts:

The Very Rev'd Di Woods, Dean and Chair of Vestry, [dean@waiapu.com](mailto:dean@waiapu.com)

Lawrence Yule, Chair of Cathedral Earthquake Strengthening Committee, [lawrence.yule@gmail.com](mailto:lawrence.yule@gmail.com)