
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: 07/12/2023

Submission Reference Number #:71

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

Submitter:

Donna Cullen

Address for service:

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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?

- 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

- No

Submission points

Point 71.1

Section: SCHED3 - Historic heritage items

Sub-section: SCHED3 - Heritage Items Schedule

Provision:

Ref. No.	HNZ Category	Name	Address	Legal Description	Heritage Group
198		Houses	1, 2, 3, 4, 4A, 5, & 6 Seaview Terrace	Part Lot 4 DEEDS 427 Lot 5-10 DEEDS 427	B

Sentiment: Oppose

Submission:

We are writing to oppose the proposed plan to protect Seaview Terrace houses.

These houses are attractive to a certain type of buyer due to their character. Inherently we all are a part of the houses history and live in these homes as we understand that.

Over the last year we have seen people try to sell homes in our street (and the adjoining) and have had limited interest and success. Many potential buyers will view these homes as too exhaustive to care for. They may also be hesitant about the care that is required.

Should you add heritage listing to these houses, then it becomes another inhibitor to our investments when we look to move on.

Whilst not just concerned about resale, I believe that it is unfair to expect us to take the burden of this proposal without any recompense. We are expected to maintain the houses in a certain way for the community, but are provided with no financial support to do so. We were told that the council would apply for some funds and that consent requests would be free. It was also indicated that if any funds were to be put aside, they would not be of any great value. Therefore I find it a somewhat redundant point. The upkeep on an 1800's home is one that is known when we take on one of these houses, adding the complexity of a heritage listing and rules around that seems to show little benefit to us as a house owner.

I would expect that should anyone wish to change any of the houses to a great extent, that the consent would not pass anyway, therefore why the addition of the heritage listing.

We already have some change within the existing houses, whereby aluminium windows and french doors have been installed - already different to the original design of the home. This has been done in sympathy with the original design, however has created a home that is more contemporary. My question would be why we would heritage list when we have already seen a movement away from some of the original features.

When we first moved into the street, we had some questions for council. When I visited the Council office and mentioned our street, I was met with feedback that there is dysfunction and history of dispute within the street. Is placing this form of listing on the group going to make that even harder when we are not in agreement. We have found a way to work together in main, however our hope is to live in a community of people who make sound decisions and look to the betterment of those around us.

Again, we oppose the proposal going ahead.

Relief sought

We would like the council to not proceed with Heritage listing the street. As explained above, I believe there is no benefit to the owners of the homes in this street and placed the burden of the community on the owners.