

Notice of person's wish to be heard on notice of motion
Section 291(4), Resource Management Act 1991

To

the Registrar
Environment Court
Christchurch

I, NIAEL GILKISON, wish to be heard on a notice of motion by Redmond Retail Limited under Section 291(4) Resource Management Act 1991 for the proposed removal of Category A Heritage Building (Peter Cates Grain Store) from Appendix 12.1, Table 12-3 (Item 9) of the Ashburton District Plan (Schedule of Heritage Buildings/items, Planning Map U53).

Location of the Building: 229-241 West Street, Ashburton.

Legal Description: TS 193 and Part TS 194 Ashburton Town

The notice of motion was served on me on [date] 21/12/18.

I wish to advance the following matters:

[state in summary the matters you wish to advance. Clearly indicate whether you support or oppose the motion. Give reasons for your views]

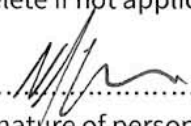
I OPPOSE THE APPLICATION TO REMOVE THE HERITAGE LISTING OF THE PETER CATES GRAIN STORE - 229-241 WEST ST, ASHBURTON.

*I attach the following supporting documents:

[List all documents that you are attaching. These documents must be attached to both copies of the notice lodged with the Environment Court].

ADDITION TO FORM 37

*Delete if not applicable.


Signature of person wishing to be heard
(or person authorised to sign
on behalf of person wishing to be heard.

Date 24TH JANUARY 2019

Address for service of person wishing to be heard: 17 HENLINGS PLACE, TEMUKA.

Telephone: 021 2107374

Fax/email: email@universalform.co.nz

Contact person: [name and designation, if applicable] NIAEL GILKISON

Addition to Form 37

(Notice of person's wish to be heard on notice of motion, under Section 291(4), RMA 1991)

I oppose the proposed removal of the heritage listing for the Peter Cates Grain Store, 229-241 West Street, Ashburton, and wish to advance the following matters:

- This building has significant heritage values, particularly given that it is the last remaining example of a group of historic grain stores in this location.
- This building also has significant heritage streetscape value, with a distinctive curved roofline, occupying a prominent position on busy public thoroughfare (SH1), in the centre of Ashburton.
- This existing property could be easily be redeveloped to achieve a variety of different, economically viable commercial uses whilst retaining and sustainably re-using the existing listed Grain Store and bringing the existing building up to current building standards.
- The owners are experienced property developers and purchased the building knowing that it was a heritage listed building and that demolition was a non-compliant activity. If they had undertaken their due-diligence adequately, before purchasing the building, they would also have known that it would need significant work (at significant cost) to bring it up to current building standards, in terms of earthquake strengthening, fire protection and means of escape, weathertightness, accessibility, etc. For the applicant to now claim that this cost is too onerous is not a valid reason to have a valued heritage building removed from the heritage list.
- The owners property rights are not impinged by the existence of a pre-existing heritage listing, as this was extant at the time of purchase. If the owner is claiming financial hardship because of the burden of the heritage listing, then they could have (and should have) investigated the costs involved in redeveloping the building before they purchased it, and if it was not economically viable to develop the site, they should have chosen not to purchase the property. The people of Ashburton should not have to accept the loss of a much loved and protected heritage building due to poor financial planning by a developer.
- I dispute the applicants estimated costs for earthquake strengthening the building, as were presented in the original Resource Consent hearing (to which I was a party). These costs have been overstated and apply to existing buildings on the site which do not have the same significance as the original Grain Store and which do not necessarily need to be retained. Demolishing these other buildings and retaining only the original Grain Store would allow for a large part of the site (approx 70% of the total land area) to be redeveloped with new buildings, unaffected by the retention of the existing Grain Store.



Nigel Gilkison. *BAS, NZCD, MA (Urban Design)*

Architecture and Urban Design Consultant