

Hastings, 21 November 2024

Dear Dunedin City Council,

I am writing to formally object to the proposed plan change that seeks to include 54 Manor Place; change ID# SHB3; Provision # BX076(i) in the Heritage Schedule. While I understand and appreciate the importance of preserving Dunedin's heritage, I believe that this proposed listing would impose significant and unnecessary burdens on the property's future use and development, particularly in terms of cost and administrative complexity.

Increased Costs

The process of listing a building as a heritage property often leads to increased costs for owners, both in terms of compliance with stringent building standards and in terms of the preservation requirements imposed. These costs may include expensive repairs, restoration work, and ongoing maintenance, which can be financially unfeasible for many property owners. For those wishing to make changes or improvements to the property, the added expense of having to work within the limitations set by heritage guidelines can be prohibitively high, potentially stalling or deterring development altogether.

Bureaucratic Burdens

In addition to the financial challenges, there is a significant bureaucratic burden associated with owning a heritage-listed property. The need for approval from heritage authorities for even minor alterations or repairs can result in delays, excessive paperwork, and potential uncertainty regarding the scope of permissible work. For many property owners, this could lead to frustration, reduced property value, and a diminished ability to adapt the property to meet modern needs, especially for businesses that rely on flexibility for growth and expansion.

While the preservation of heritage is an important goal, it should not come at the cost of hampering the ability of property owners to make practical, necessary changes. In this case, I believe there are other ways to protect the building's character without imposing the rigid constraints that come with full heritage listing.

I urge the Council to reconsider this proposal and explore alternatives that balance the need for heritage conservation with the practical realities of property ownership and development in a modern, evolving city.

Thank you for your consideration of my concerns. I trust the Council will carefully assess the full impact of this proposed listing on the property owner and the broader community.

Yours sincerely

Michael Krekeler