

---

## 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 #:**112

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

**Submitter:**

Lawrence and Kerryn Yule

**Address for service:**

Lawrence and Kerryn Yule

Yule Alexander

38 Vigor Brown Street Napier 4110 Napier 4110

New Zealand

**Email:** lawrence.yule@gmail.com

**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

- **Yes**

### Submission points

---

**Point 112.1**

**Section:** HRZ - High Density Residential Zone

**Sentiment:** Oppose

**Submission:**

Kerryn and I strongly object to the inclusion of Vigor Brown Street and the surrounding streets of George's Drive, Carnell, and MacDonald Street being included in the HRZ.

Vigor Brown Street contains a large number of beautiful villas that enhance the heritage of the City and are lovingly restored by previous and current owners.

We strongly support the Vigor Brown Street Residents who want some sort of heritage protection placed on the street similar to parts of MacDonald Street.

We also object to the performance standards imposed by the HRZ zone that allow residential accommodation of up to six-story buildings in Napier.

**Relief sought**

Vigor Brown Street be removed from the HRZ zone and returned to the General Residential Zone with a similar zoning to MacDonald Street.

The performance standard for HRZ be amended to only allow for 3-story residential buildings.

---

**Point 112.2**

**Section:** SCHED4 - Historic Heritage Overlay and Precinct Schedule

**Sentiment:** Amend

**Submission:**

We would like Vigor Brown Street to have a Heritage Overlay placed on it in a similar way to MacDonald Street.

Vigor Brown contains a significant number of properties that are great examples of the history of the City. This should be protected by the use of a heritage overlay.

**Relief sought**

Place a Heritage Overlay on Vigor Brown Street and retain the Zoning as General Residential.

---

**Point 112.3**

**Section:** MRZ - Medium Density Residential Zone

**Sub-section:** Policies

**Sentiment:** Amend

**Submission:**

NCC should reflect the changes in Government and the announced Policy position that MRZ rules are to become voluntary and will be replaced with a requirement to zone 30 years of housing as an alternative.

The low-lying nature of Napier and exposure to natural hazards means future expansion should be on the Western Hill rather than large urban areas being intensified.

### Relief sought

Consideration of the voluntary nature of the MRZ and natural hazards in assessing areas for future residential intensification.

---

### Point 112.4

**Section:** Planning Maps

**Sub-section:** General

**Provision:** General

**Sentiment:** Amend

**Submission:**

Kerryn and I strongly object to the inclusion of Vigor Brown Street and the surrounding streets of George's Drive, Carnell, and MacDonald Street being included in the HRZ.

---

### Point 112.5

**Section:** HRZ - High Density Residential Zone

**Sub-section:** HRZ - High Density Residential Zone - Standards Table

**Provision:**

#### HRZ-S1: Height

**Purpose:** *to achieve and maintain an urban character while providing for a reasonable standard of amenity for neighbouring properties.*

1. Buildings and structures must not exceed 19.5 m in height.

**Matters of discretion are:**

1. Purpose of the standard;
2. Safety, attractiveness, and connectivity of streets and public open spaces;
3. Quality living environments, and
4. Effects on adjoining sites.

**Airport Height Control**

**Purpose:** *to maintain the safety of aircraft approaching and taking off from Hawkes Bay airport.*

1. Buildings and structures must not exceed the Airport Height Control Designation in Appendix 1, except that in a surface penetration area the maximum height must not exceed 8 m.

**Matters of discretion are:**

1. Aircraft and community safety.

**Sentiment:** Oppose

**Submission:**

Vigor Brown Street be removed from the HRZ zone and returned to the General Residential Zone with a similar zoning to MacDonald Street. The performance standard for HRZ be amended to only allow for 3-story residential buildings.

We also object to the performance standards imposed by the HRZ zone that allow residential accommodation of up to six-story buildings in Napier.

**Relief sought**

The performance standard for HRZ be amended to only allow for 3-story residential buildings.