
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 #:258

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

Submitter:

Geoff Mitford-Taylor

Address for service:

Geoff Mitford - Taylor
21A McDonald Street Napier South Napier 4110
New Zealand

Email: gmtnapier@yahoo.co.nz

Attachments:

Geoff Mifford - Taylor.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

Point 258.1

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:

" High Density Residential" would certainly have adverse effects on many areas - specifically Napier South and Kenndy Road - (South to Riverbend)

Point 258.2

Section: HRZ - High Density Residential Zone

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

Provision:

HRZ-S2: Height in relation to boundary

Purpose: *to achieve an urban character; to facilitate a range of housing forms while maintaining a reasonable level of sunlight access and to minimise effects on the quality of the neighbours' living environment.*

1. Within 23.5 m of the front boundary buildings and structures must not project beyond a 60 degree recession plane measured from a point 12 m vertically above ground level along side and rear boundaries.
2. Beyond 23.5 m of the front boundary buildings must not project beyond a 60 degree recession plane measured from a point 14 m vertically above ground level along side and rear boundaries.
3. Where the site abuts an entrance strip or access lot, the furthest boundary of the entrance strip or access lot may be deemed to be the site boundary for the purpose of HRZ-S2.1 above.
4. Control HRZ-S2.1 and 2 above does not

Matters of discretion are:

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

apply to a boundary adjoining:

- a. sites exceeding 2,000 ² in an Open Space Zone or gazetted reserve, and
 - b. there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
4. Where the site adjoins a site zoned Medium Density Residential Zone buildings must comply with MRZ-S2 on the shared boundary.
 5. Where the site adjoins a site zoned General Residential Zone buildings must comply with GRZ-S2 on the shared boundary.

Sentiment: Oppose

Submission:

" High Density Residential" would certainly have adverse effects on many areas - specifically Napier South and Kenndy Road - (South to Riverbend)

Point 258.3

Section: HRZ - High Density Residential Zone

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

Provision:

HRZ-S3: Front yards

Purpose: to achieve the urban character of the neighbourhood; and provide for a safe and attractive streetscape.

1. No part of any building (other than as required under HRZ-S9 Garages and accessory buildings below) may be erected closer than 1.5 m to the road boundary.

Matters of discretion are:

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

Sentiment: Oppose

Submission:

" High Density Residential" would certainly have adverse effects on many areas - specifically Napier South and Kenndy Road - (South to Riverbend)

Point 258.4

Section: HRZ - High Density Residential Zone

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

Provision:

HRZ-S8: Fences and walls

Purpose: *to provide for privacy of residential units while enabling opportunities for passive surveillance of the street; to minimise visual dominance effects to immediate neighbours and the street.*

1. Fences or walls (or a combination of these structures) must not exceed the height specified below, measured from the ground level at the boundary:
 - a. within the front yard, and along a common boundary with an Open Space Zone, either:
 - i. 1.2 m in height; or
 - ii. 1.8 m in height for no more than 50% of the site frontage and 1.2 m for the remainder, or
 - iii. 1.8 m in height if the fence is at least 50% visually open as viewed perpendicular to the front boundary.
 - b. Within the side and rear yards: 2 m.

Matters of discretion are:

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

Sentiment: Oppose

Submission:

" High Density Residential" would certainly have adverse effects on many areas - specifically Napier South and Kenndy Road - (South to Riverbend)

Point 258.5

Section: OVR5 - Napier South Historic Heritage Overlay

Sub-section: OVR5 - Napier South Historic Heritage Overlay

Provision: General

Sentiment: Support

Submission:

I support the OVR5 Historic Heritage Overlay but feel this definitely needs to be extended to - Carnell, Vigor Brown, Jull st. other streets that must be considered are Nelson Crescent (Kennedy - Latham and Tom Parker).

On a positive Note - Great to see Art Deco Trust occupying the Womens Rest at Memorial Square which will bring people through town. Perhaps the NCC can follow this example with a Heritage Building instead of replacing one eyesore for another. Our rates would be put to good use buying the old courthouse (D.O.C building) and adjacent to the museum which could be incorporated for better use than storage!

15 DEC 2023

SUBMISSION FORM ON NOTIFIED PROPOSED NAPIER DISTRICT PLAN



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

We encourage you to complete this submission form online at sayitnapier.nz

RESOURCE MANAGEMENT ACT 1991 FORM 5

Clause 6 of Schedule 1, Resource Management Act 1991

This form can be submitted via:

Post: Napier City Council, Structure Plan
Private Bag 6010, Napier 4142

Email: districtplanreview@napier.govt.nz

In person: NCC Customer Service Centre, 215 Hastings St

We welcome all submissions to be provided by 5pm, 15 December 2023. If you would like to speak to your submission, please indicate this and provide your contact details on your submission. We will be in touch to let you know the date and time.

Your name and submission will be published, but your contact details will be kept private. Your submission form will be treated in accordance with the Privacy Act 2020. To view our privacy statement, visit sayitnapier.nz

Submissions close in response to the Proposed Napier District Plan at 5pm, 15th December 2023.

Your details

Full name:	Geoff Mitford-Taylor
Daytime phone number:	[REDACTED]
Email address:	gmtnapier@yahoo.co.nz
Postal address: (or alternative method of service under section 352 of the Act):	21 A McDONALD ST, NAPIER
Contact person: (name and designation, if applicable)	
Do you wish to speak to your submission at the hearing? (please tick): Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If you wish to speak at the hearing, we will be in touch to confirm a time.	

Your submission

I <input type="checkbox"/> could <input checked="" type="checkbox"/> could not* gain an advantage in trade competition through this submission.
I <input checked="" type="checkbox"/> am <input type="checkbox"/> am not 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.
If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991. Please note that your submission (or part of your submission) may be struck out if the Napier City Council is satisfied that at least 1 of the following applies to the submission (or part of the submission): <ul style="list-style-type: none">• it is frivolous or vexatious• it discloses no reasonable or relevant case• it would be an abuse of the hearing process to allow the submission (or the part) to be taken further• it contains offensive language• it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

I wish do not wish to be heard in support of my submission.

In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.

If others make a similar submission I will will not consider presenting a joint case with them at a hearing.

Signature of submitter:

(or person authorised to sign on behalf of submitter)



Date: 14/12/23

The specific provisions of the proposal that my submission relates to are: (e.g SIGN-R22 or SUB-I1)
Please include: whether you support or oppose the specific provisions or wish to have them amended

HRZ-S1 - Height - OPPOSE
-S2 " OPPOSE

HRZ-S3 - Front yards - OPPOSE
-S8 Fences & Walls - OPPOSE

SCHED 4 - HISTORIC OVERLAY - SUPPORT

Submission: (please include the reasons for your views; and continue on additional page if necessary)

"High Density Residential" would certainly have adverse effect on many areas - specifically Napier South and Kennedy Rd - (South to Riverbend)

I support the OVR 5 Historic Heritage Overlay but feel this definitely needs to be extended to - Carnell, Vigor-Brown, Jull st. Other streets that must be considered are Nelson Cres (Kennedy - Caltham and Tom Parker.



On a positive note - Great to see Art Deco Trust occupying the Womens Rest at Memorial Square - which will bring people through town.

Perhaps the N.C.C. can follow this example with a Heritage Building instead of replacing one eyesore for another. Our rates would be put to good use buying the old Courthouse (D.O.C. building) and adjacent to the Museum which could be incorporated for better use than storage!

I seek the following decision from the local authority: (give precise details)

