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## 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 #:**259

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

**Submitter:**

Virginia Mitford-Taylor

**Address for service:**

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

**Email:** vmpottery@yahoo.com

**Attachments:**

Virginia Mitford-Taylor.pdf

**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

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**Point 259.1**

**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:** Amend

**Submission:**

The change to High Density Residential would certainly have an adverse effect on my property as well as the whole area around our property.

More of the Historic Overlay houses should be protected. Joll, Vigor Brown and the rest of Mc Donald street should be zoned as historic.

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**Point 259.2**

**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

**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.

to be the site boundary for the purpose of HRZ-S2.1 above.

4. Control HRZ-S2.1 and 2 above does not apply to a boundary adjoining:
  - a. sites exceeding 2,000 <sup>2</sup> 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:** Amend

**Submission:**

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### Point 259.3

**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:** Amend

**Submission:**

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More of the Historic Overlay houses should be protected. Joll, Vigor Brown and the rest of Mc Donald street should be zoned as historic.

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**Point 259.4**

**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:** Amend

**Submission:**

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More of the Historic Overlay houses should be protected. Joll, Vigor Brown and the rest of Mc Donald street should be zoned as historic.

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**Point 259.5**

**Section:** OVR5 - Napier South Historic Heritage Overlay

**Sub-section:** OVR5 - Napier South Historic Heritage Overlay

**Provision:** General

**Sentiment:** Support

**Submission:**

The change to High Density Residential would certainly have an adverse effect on my property as well as the whole area around our property.

More of the Historic Overlay houses should be protected. Joll, Vigor Brown and the rest of Mc Donald street should be zoned as

historic.

# SUBMISSION FORM ON NOTIFIED PROPOSED NAPIER DISTRICT PLAN



**NAPIER**  
CITY COUNCIL  
*Te Kaitihera o Awarua*

We encourage you to complete this submission form online at [sayitnapier.nz](http://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](mailto: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](http://sayitnapier.nz)

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

## Your details

Full name: VIRGINIA MITFORD-TAYLOR

Daytime phone number: [REDACTED]

Email address: Vmtpottery@yahoo.com

Postal address: (or alternative method of service under section 352 of the Act): 21-A McDonald Street Napier South, Napier 4110

Contact person: (name and designation, if applicable)

Do you wish to speak to your submission at the hearing? (please tick): Yes  No   
If you wish to speak at the hearing, we will be in touch to confirm a time.

## Your submission

- I  could  could not\* gain an advantage in trade competition through this submission.
- I  am  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):

- 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)

*V. Milford Taylor*

Date:

Dec. 14th 2023

The specific provisions of the proposal that my submission relates to are: (e.g SIGN-R22 or SUB-11)  
Please include: whether you support or oppose the specific provisions or wish to have them amended

HRZ-S1 - Height - I Oppose!

HRZ-S2 - Height - I Oppose!

HRZ-S3 - Front yards - I Oppose!

HRZ-S8 - Fences & Walls - I Oppose!

SCHED 4

Historic overlay I Support.

More of the historic Houses should be protected.  
Joll, Vigor Brown and the rest of McDonald Street should be zoned as historic.

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

The change to High Density Residential would certainly have an adverse effect on my property as well as the whole area around our property.