
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: 10/11/2023

Submission Reference Number #:36

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

Submitter:

Douglas Knight

Address for service:

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NA

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New Zealand

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Attachments:

DHKnightSubmission to NCC November 23.pdf

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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

- No

Submission points

Point 36.1

Section: SCHED3 - Historic heritage items

Sub-section: SCHED3 - Heritage Items Schedule

Provision:

Ref. No.	HNZ Category	Name	Address	Legal Description	Heritage Group
185		Rita Angus' Family House	2 Milton Terrace	Part Lot 2 DP 4940	B

Sentiment: Oppose

Submission:

My submission opposes our residence 2 Milton Terrace being included in the Category B list of Historic Places.

Relief sought

I would like my residence: 2 Milton Terrace to be removed from the Category B Historic Places list.

Drs Douglas and Dallas Knight the long term and Present Owners for more than 44 Years requested a prompt Face-To-Face Meeting Kanohi ki te kanohi to discuss our concerns.

We are very grateful for Fleur Lincoln Strategic Planning Lead at Napier City Council making time available on Monday 6 November 2023 for discussion.

She explained that :

1. It would be Group B only
2. No, it would not be a Heritage Precinct.
3. It would not be either Contributory or Non Contributory as they do not apply here.

In response to the question: What would be the implications of this proposed assignment by Historic Places Trust especially in regards to NCC ?

Heritage Group B permits:-

1. All Maintenance and Repairs
2. This applies to both Interior and Exterior
3. All Painting to the building
4. Internal Alterations as of right including subdivision of rooms such as the large bedroom.

In response to the question: Are my reservations about Restrictions mis-placed ?

1. "Like-for-like" replacement of materials is encouraged
2. Replacement as near as reasonably practical with modern materials.
3. Subdivision of Land ? Any restriction does not apply "to protecting the Curtilage" and

there are already Separate Titles for the Upper and Lower Sections.

It is not my intention to build on the Lower Section but it could be built on

as and when family circumstances change.

4. We already have Planned Improvements such as to the broken boundary wall (not restricted) to the Garage Door (not restricted) ;

5. Currently we value greatly the situation that Problems that come upon us can be dealt with without delay and often without involving our Insurance Company

6. DEMOLITION of our house would not be allowed without a CONSENT.

7. If DESTROYED by FIRE:- The Heritage Status would be gone

The Property would be DELISTED

There'd be no requirement to replace as it is

now.

Concerning The REPORT:-

The history was of some interest to a now deceased (sadly) Historian and Near Neighbour; though much of the history touches quite tangentially on our property. Captain John Chilton Lambert CARTER owned property near here for 2 years at most; his colourful life being in England, Ireland and India.

Lambton Carter, one of 6 siblings, had tenuous links to the house-preceding-our house.

Our house was built between 1940 and 1942 as stated but barely occupied by William Angus until 1960 ,allowing “overgrowth of the garden “ which I would characterise as deferred maintenance in the era purported to be the most important by Historical Society unlike our present close attention to the gardens over 44 years.

Rita Angus b1908 did have an intermittent association with our house after 1960, until she died 25 January 1970, aged 61.

Most Importantly: PROPERTY TITLE : We have the most common form of land ownership in New Zealand. i.e. FREEHOLD or FEE SIMPLE meaning we own the land and everything on it up to and including the boundary as detailed in The TITLE. It will include a LIM report. The record of this TITLE is kept with Land Information New Zealand. This record to TITLE includes our name as owners, with no mortgage, a legal description of the property, registered rights and restrictions, and a map of the land with boundaries. This we bought almost 45 years ago and we greatly value its implications under New Zealand law.

Notably we are free from Unit Titles, Leasehold, Company Share, or Cross Lease.

PT LOT 2 DP 4940, LOT 12 DP 4940, PT LOT 2 DP 5052, LOT 3 DP 5052 (CT G2/154) Construction Date:1940-1942

Doug and Dallas Knight engaged Architect Paris Magdalinos in 1982 to design and Alexander Construction to build with Building Consent “ the top floor addition” correctly recorded as notable for its geometric design —the strong horizontal of the roof set against the vertical emphasis of the board and batten cladding and tall windows.

But changes are occurring and our response has been vital:-

A: we engaged Eric Wiig Painters to protect External Woodwork against the weather which is forever changing.

B: We engaged John Briggs to replace wooden balustrades with modern in-style stainless steel while also
correcting the poor run-off of the lower story’s flat roof.

C:We more recently took detailed professional advice from DGSE Architects who designed and project managed the new Napier Airport using the best of modern

materials; our requirement being roof leaking in a deluge requiring major structural repair of approximately 1/5 of roof area. This took time and expense related to NCC Building Consent.

D: Insulation of a large two-story house, in which we added the second story, is something to which we apply on-going methods

Including !. Heavy pleated curtains

2. Remote controlled blinds

3. Double glazing is considered in future.

E. Energy efficiency has led us to install gas heating in place of wood burners and we have taken advice on Solar Panels. We intend to take further advice on Solar Panel placement in the interests of Energy Efficiency specifically for our house and the wider community.

F: Strengthening against Earthquake damage with Napier's history and recent data about the Hikurangi Trench has been an ongoing consideration of the present owners.

G: "Big Increase in Copper Thefts" headlined in HB Today 14:10:2023. Having owned-occupied 2 Milton Terrace for over 44 years we have carefully avoided focus on Copper Spouting, which the NCC District Plan would now advertise and exposes our house to targeting.

H: The garden was overgrown throughout most of the Angus years late 1940s and 1950s until Bill Angus retired here in 1960.

By contrast Dallas and Doug Knight have engaged a Gardener long-term; Landscape Architect Jenny Horn; Greenscene Tree surgeons from time to time to assist our own gardening and management of exotic and native trees. These need space to grow and over time trees may become post-mature or exposed to cyclones.

I: Vehicle Access to the property was established by The Knights immediately upon taken up ownership in 1978. This has allowed access also for cranes, scaffolders, tradesmen for the dominant upper story in 1982 by Alexander Construction under Paris Magdalinos. Today, the appearance of the house is dominated by the (our) top floor addition.

J: Brick has been employed in the lower story 1940-42 "the back view that showed to the street was grim with brick walls, a flat roof, with external stairs for access to the roof and a solid balustrade". None of this was of Historic Significance and much has been improved under the Knights.

K: A minor landmark never-the-less is the garage door to the property. It is reminiscent of a work by Rita Angus and is said "to acknowledge the prime importance of the place."

Doug and Dallas strongly reject this inference as in the spirit of Resilience after tragedy we were having fun, engaging Clever Dog Graphics Sign Company. Ethan

Grant a childhood friend of our lost son Peter, to paint over graffiti on the door. Having planted on the garage roof we called this “ Under Growth”. Furthermore if an Earthquake damaged or destroyed this garage and possibly enclosed vehicle indicating its unsuitability we reserve the right to replace it with an EQ resistant Modern design and materials.

In Summary and On balance, this proposed new status for our home and property seems to restrict our on-going ownership rights and duties to our family. History that is unbiased and relevant can be important but this property needs owners to respond to changing circumstances by Evolution as we have explained.

I respectfully request removal from NCC Heritage Group

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