

---

## 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:** 12/12/2023

**Submission Reference Number #:**100

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

**Submitter:**

Kevan Rasell

**Address for service:**

Kevan Rasell  
2A Harpham Street Taradale NAPIER 4112  
New Zealand

**Email:** kevanrasell@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 100.1**

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

**Sub-section:** MRZ - Medium Density Residential

**Sentiment:** Oppose

**Submission:**

I am very concerned that the rules around Medium Density Residential lack any requirement to notify immediate neighbouring of intensification proposals.

My property at 2A Harpham Street has a neighbouring property that is the only one suitable for intensification development on Harpham street under your proposed zoning plan. It could easily allow for three 3 storied houses.

The neighbouring house at is a wooden bungalow on piles and obviously could be removed easily by a developer

My concern is that we would be adversely affected with significant loss of winter sun should a developer decide to build on the eastern boundary. we have significant solar gains during the winter and our energy consumption is low by most standards.

Afternoon winter solar gains are much more important for comfort and energy conservation as we settle down for the evening.

With 3 or 2 storied houses built up against our boundary we would suffer significant loss of daylight with corresponding loss of quality of life.

The changes to Intensity zoning is a huge change to our lives . Council should be ensuring that all steps be taken to lesson the negative impacts on those ratepayers that have supported the well being of our wonderful city thus far.

**Relief sought**

As possibly the most likely property that may be affected by intensification in Harpham street we urge the Council to include in its proposed District Plan a requirement that the neighbouring properties be notified of any development proposal and have the opportunity to have input to the design process.

We do understand the reasons behind the the need for intensification but as original or first occupiers of the precinct our concerns and needs should be discussed at the early stages of any development. Good common sense inputs may be a simple 5 minute discussion in the early stage of design.