
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: 07/12/2023

Submission Reference Number #:106

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

Submitter:

Lynette Harris

Address for service:

Lynette Harris
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New Zealand

Email: lyncharrs57@gmail.com

Attachments:

Harris.LetObjt.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 106.1

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:

RE: DISTRICT PLAN - OBJECTION

I have had the impact of the changes in the Napier City Proposed District Plan documents explained to me and I wish to have it recorded that I OBJECT to the proposed changes.

I was born in Napier and have lived in Peddie Street for many, many years. I am a pensioner and live on a fixed income. When I purchased my unit I had the inside gutted and had it made user friendly for when I get very old. I specifically chose to buy in this street and this particular unit because it is a quiet, peaceful and safe area to live. The land is flat and I can easily walk to the Taradale village. I have a lot of friends in the street and I am able to meet up with them without having to use my car.

I strongly object to the following:

1. 19.Sm high apartment blocks being built in Taradale and Greenmeadows;
2. 12m high apartment blocks being built in Taradale and Greenmeadows;
3. Commerlslal buildings being built in Taradale and Greenmeadows;
4. No allowance for off street parking;
5. Reduced privacy and sunlight;
6. Increased vehicle movement;
7. Increased noise to 70db all night; and
8. The loss of neighbourhood character.

I am stressed and anxious about my future and I believe this is unnecessary because vacant land exists in Napier for development.

Point 106.2

Section: MRZ - Medium Density Residential Zone

Sub-section: MRZ - Medium Density Residential Zone - Standards Table

Provision:

MRZ-S1: Height

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

1. Buildings and structures must not exceed 12 m in height.
2. The following are excluded from complying with MRZ-S1 clause 1:
 - a. solar heating devices;
 - b. air conditioning units and similar structures housing mechanical and/or;
 - c. electronic equipment, and
 - d. one chimney per building.

Matters of discretion are:

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

where the device, unit, or other structure does not exceed the maximum height of clause 1 by more than 2.5 m vertically and 1.0 m in any horizontal direction.

Airport Height Control

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

3. Buildings and structure must not exceed the Airport Height Control Designation in Appendix 1.

Matters of discretion are:

1. Aircraft and community safety.

Sentiment: Amend

Submission:

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Relief sought

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Point 106.3

Section: HRZ - High Density Residential Zone

Sub-section: Objectives

Provision:

HRZ-O3: Quality living environments

Development and activities provide quality living environments for residents while recognising the amenity provided in the nearby centre and public open space.

Relates to GRZ-I2 and GRZ-I4

Sentiment: Amend

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Point 106.4

Section: TPT - Transport

Sub-section: Policies

Provision:

TPT-P2: Trip generation

Manage the design and location of subdivision, use, and development of land so as to minimise traffic patterns that will interfere with the safe and efficient operation of the integrated transport network, including through:

- a. ensuring transport planning supports the anticipated activities in each zone.
- b. only providing for high trip generating activities where they:
 - i. safely and effectively integrate with the transport network, and
 - ii. provide for pedestrian, cycling, micro-mobility, and public transport modes.

Relates to TPT-O1

Sentiment: Amend

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Point 106.5

Section: NOISE - Noise

Sub-section: NOISE - Noise - Standards Table

Provision:

NOISE-S1: General noise limits

For all activities that are not expressly provided for elsewhere in this chapter, the following noise standards apply:				
Zone	7a.m. to 7p.m. L _{Aeq} (15min)	7p.m. to 10pm L _{Aeq} (15min)	10p.m. to 7a.m. the following day L _{Aeq} (15min)	10p.m. to 7a.m. the following day L _{AFmax}
Residential Zones	50 dB	45 dB	40 dB	70 dB
City Centre Zone	60 dB	60 dB	50 dB Except 10.00 p.m. to midnight Thursday, Friday, Saturday and the day before a public holiday - 60 dB	80 dB
Centres Zones (excluding City Centre Zone)	60 dB	60 dB	50 dB	80 dB
Mixed Use Zone	60 dB	60 dB	50 dB	80 dB
General Industrial Zone	70 dB	70 dB	70 dB	85 dB

Matters of discretion are:

Purpose: to enable activities anticipated in the zone while maintaining the public health and amenity effects that are expected in the zone.

Light Industrial Zone (incl Marine Industrial Precinct, Te Whanganui-a-Orotū (Ahuriri Estuary) Ecology and Stormwater Treatment Zone, Wastewater Treatment Precinct)	60 dB	60 dB	60 dB	85 dB
Rural Production Zone	55 dB	50 dB	45 dB	75 dB
Rural Lifestyle Zone	50 dB	45 dB	40 dB	70 dB
Open Space Zones	55 dB	50 dB	45 dB	75 dB
Airport Zone	55 dB	55 dB	45 dB	75 dB
Stadium Zone	55 dB	55 dB	45 dB	75 dB
Port Zone	Refer to Noise S3			
Tertiary Education Zone	55 dB	50 dB	45 dB	75 dB

1. Public health;
2. Amenity values, and
3. Functional and operational requirements.

1. Where noise generated by any activity on a site in one zone is received by any activity on a site in a different zone, the activity generating the noise must comply with the noise limits and standards of the zone at the receiving site.
2. Noise levels arising from activities must be measured and assessed in accordance with the New Zealand Standard *NZS 6801:2008 Acoustics Measurement of Environmental Sound* and the New Zealand Standard *NZS 6802:2008 Acoustics Environmental Noise* except where this chapter sets out more specific requirements.
3. Noise levels shall be measured and assessed at the following locations:
 - a. at or within the notional boundary for any site in the rural zones;
 - b. within the boundary of any site in a residential zone;
 - c. 1 m from the facade of any building in the Mixed Use, City Centre, or Centre Zone (as the incident noise level), and
 - d. at any point within the boundary of any site in any other zone.

Sentiment: Amend

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Point 106.6

Section: HRZ - High Density Residential Zone

Sub-section: Objectives

Provision:

HRZ-O4: Neighbourhood character and identity

Development contributes to the creation of neighbourhoods with a high-density residential built character, comprising residential buildings generally up to six storeys integrated with onsite landscaped areas.

Relates to GRZ-12 and GRZ-14

Sentiment: Amend

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Ms Lynette Harris
2/1 Peddie Street
Taradale
Napier
Email: lynharrs57@gmail.com

7 December 2023

Napier City Council
Email: districtplanreview@napier.govt.nz

To Whom It May Concern

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Yours faithfully

Lynnette Harris

