
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: 13/12/2023

Submission Reference Number #:113

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

Submitter:

Leighton Taylor

Address for service:

Leighton Taylor
9 Alamein Crescent Onekawa Napier 4110
New Zealand

Email: leightontaylornz@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 113.1

Section: MRZ - Medium Density Residential Zone

Sub-section: Objectives

Provision:**MRZ-O4: Neighbourhood character and identity**

Development contributes to the creation of neighbourhoods with a medium-density built character of primarily two- to three-storey buildings, including terraced housing and low-rise apartments surrounded by landscaping.

Relates to GRZ-I2 and GRZ-I4

Sentiment: Oppose

Submission:**Oppose the Proposed Napier District Plan (PDP) Medium Density Residential Zone also known as Medium Density Zone (MDZ / MRZ) change in Onekawa and Pirimai.**

Supporting information for opposition provided below:

- Historical significance of streets in Onekawa and Pirimai to the city of Napier.
- The Resource Management Act 1991 (RMA) is being replaced by the Central Government (government) with new resource management laws premised on the enjoyment of property rights as a guiding principle. The Proposed Napier District Plan (PDP) should be guided by these new requirements.
- The government plans to legislate to make the Medium Density Standards optional for Councils. This suggests Napier City Council (NCC) should reconsider whether these should be implemented in Napier, including the suburbs of Onekawa and Pirimai.
- Onekawa North Plantation Reserve is home to native birds and eels could be affected by intensification development.
- The current strategic direction does not take into account provisions on Natural Hazards and liquefaction in low-lying areas.
- There have been several reported instances of opposition to intensification and intensive housing within Hawke's Bay which speak to residents' objection to intensification.
- Sources advise MDZ / MRZ come with their own risks, including increased strain on infrastructure, reduced privacy and sunlight for neighbouring properties because of taller building, of more noise and traffic, loss of neighbourhood character, as well as potential legal consequences that can affect the quality of life and wellbeing of urban residents.
- The cons of high population density include limited resources, increased levels of pollution, social problems, and pressure on the natural environment.

Adjoining landowners must be consulted before any building begins. Ultimately they have lived in the area before the development and deserve the right to enjoy their residence.

Affected adjoining landowners should maintain the right to have their say on what will happen in their community. The PDP is proposing to take away many of these affected adjoining landowners and residents current rights to have their say on these potential impacts.

Impacts include:

- loss of privacy or overlooking from proposed windows into your house or backyard. MDZ / MRZ can be up to three storeys high (12 m) and can be residential or commercial.
- shading of your backyard.
- visual impact through a large, bulky or close building.
- visual impact on the streetscape.
- loss of neighbourhood character.
- car parking or traffic problems (where reduction in the car parking requirements is being sought, the current PDP advises that no off-street parking needs to be provided and for increased vehicle movements).
- dust and/or odour effects including dust from infrastructure (including aircraft) and construction
- increased impact from noise. The Environmental Protection Agency advises that the maximum level of 70 dB is considered for a 24-hour average. If you are exposed to levels above 70 dB you will need to balance out that exposure with a sufficient period of quiet to prevent hearing damage or hearing loss. This is also supported by the hearing health foundation refer link: <https://hearinghealthfoundation.org/keeplistening/decibels>

- Throughout the PDP, NCC has advised that they should have discretion on certain matters, however, if something is to affect an adjoining landowner and their land defined as "Land - (a) includes land covered by water and the airspace above land", the adjoining landowner should be notified and be able to have their say on this, to allow their enjoyment of property rights as a guiding principle. The design of housing developments must incorporate and pay sufficient attention to, the well-documented and stated preferences and concerns of residents.

Relief sought

Continue to allow the people of Napier the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development may impact their property and any options to have the impact mitigated. **Oppose the Proposed Napier District Plan (PDP) Medium Density Residential Zone also known as Medium Density Zone (MDZ / MRZ) change in Onekawa and Pirimai.**