
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 #:132

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

Submitter:

Andrea Furness

Address for service:

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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

- No

Submission points

Point 132.1

Section: MRZ - Medium Density Residential Zone

Sub-section: Objectives

Provision:

MRZ-O2: Community wellbeing

Development and activities contribute to safety, security, social wellbeing, and connectivity in communities.

Relates to GRZ-I2 and GRZ-I4

Sentiment: Oppose

Submission:

I am the owner occupier of 21B Elbourne Street, Taradale and directly affected by the intention of Napier Council to introduce high and medium density housing as proposed in the latest Napier District Plan.

I am strongly against the proposal due to the social impact on the health and wellbeing of residents, many of whom being pensioners.

- Increasing the population density will change what is a quiet neighbourhood into a busy and noisy one ie. Loss of character.
- Increased car movements in narrow streets. Elbourne Street is narrow and already has traffic calming islands. We are not a main arterial route, but it has become increasingly busy with work and school traffic. Increasing the population will exacerbate this.
- The Councils lack of provision for off street parking in high density areas will lead to increased on-street parking, further impacting traffic flow and congestion in Elbourne Street.
- Loss of trees and bird life will change the peaceful character of the neighbourhood.
- Loss of natural sunlight with closely compacted buildings will have a negative effect on resident's well-being. For me, the potential multi-story building on one side and low-rise apartments on the other.
- Loss of privacy
- Loss of 'community'
- Increased anti-social behaviour – something we have already experienced and do not wish an increase of this behaviour in the neighbourhood.
- Getting a doctors appointment is difficult – it takes a week or so. Increasing the population will only put more pressure on our health system that is already struggling to cope.
- Current waste water and rain water already causes flooding in our street during high rainfall/cyclones. During the last 2 cyclones our toilet filled to the rim and couldn't drain or be used. Rain water flooded from one side of the road to the other. Increasing the population density will make this far worse as storm water drains and waste water pipes struggle to cope. With climate change we can expect the frequency of these events to increase.

Relief sought

(Relief sought is not included)

Point 132.2

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:

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The Councils lack of provision for off street parking in high density areas will lead to increased on-street parking, further impacting traffic flow and congestion in Elbourne Street.

Loss of trees and bird life will change the peaceful character of the neighbourhood.

Loss of natural sunlight with closely compacted buildings will have a negative effect on resident's well-being. For me, the potential multi-story building on one side and low-rise apartments on the other.

Loss of privacy

Loss of 'community'

Increased anti-social behaviour – something we have already experienced and do not wish an increase of this behaviour in the neighbourhood.

Getting a doctors appointment is difficult – it takes a week or so. Increasing the population will only put more pressure on our health system that is already struggling to cope.

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Relief sought

(Relief sought is not included)

Point 132.3

Section: TPT - Transport

Sub-section: Objectives

Provision:

TPT-O3: Public health and community wellbeing

The integrated transport network provides safe and attractive routes for active transport modes and minimises effects on public health and community wellbeing, including from noise, vibration, and discharges to air.

Relates to TPT-12

Sentiment: Oppose

Submission:

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Relief sought

(Relief sought is not included)

Point 132.4

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

3. Buildings and structure must not exceed the Airport Height Control Designation in Appendix 1. **Matters of discretion are:**

Purpose: to maintain

1. Aircraft and community safety.

*the safety of aircraft
approaching and taking
off from Hawkes Bay
airport.*

Sentiment: Oppose

Submission:

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Relief sought

(Relief sought is not included)

Point 132.5

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

1. Buildings and structures must not exceed the **Matters of discretion are:**
Airport Height Control Designation in Appendix 1, except that in a surface penetration area the maximum height must not exceed 8 m.

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

1. Aircraft and community safety.

Sentiment: Oppose

Submission:

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Relief sought

(Relief sought is not included)

Point 132.6

Section: MRZ - Medium Density Residential Zone

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

Provision:

MRZ-S1: Height

Purpose: to achieve an 1. Buildings and structures must not exceed 12 **Matters of discretion are:**

urban character while providing for a reasonable standard of amenity for neighbouring properties.

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.

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

3. Buildings and structure must not exceed the **Matters of discretion are:** Airport Height Control Designation in Appendix 1.

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

1. Aircraft and community safety.

Sentiment: Oppose

Submission:

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