
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: 14/12/2023

Submission Reference Number #:152

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

Submitter:

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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

- **Yes**

Submission points

Point 152.1

Section: HRZ - High Density Residential Zone

Sub-section: HRZ - High Density Residential

Sentiment: Oppose

Submission:

Hello,

My name is mark Wltkowski and I live at 13 Carnell St in Napier South.

We do not want 6 story housing accommodation in central Napier, specifically on Carnell St.

There are many issues with such a high building and the amount of people this will be able to house. Some of these are:

- 1.Our Street does not have the capacity for this amount of people to be living on it. People and traffic will become a real issue.
- 2.This will effect the Sunlight to our property as well as my Neighbours
- 3.We know Kainga Ora Housing is planned for the lots coming available and i and our neighborhood do not want 6 story towers of State homes across the St.
- 4.We have 2 schools in the neighborhood and do not want large scale house developments around them.
- 5.Our Street has heritage homes and deco homes. 6 story building will not be adding.
- 6.The proposal will have financial impact on the value of our homes if it was to go ahead.
- 7.6 stories is too big, they will be the biggest building in Napier bar Dunvagen House.

I strongly oppose

Relief sought

To consider the social and local effects of having 6 story housing complexes in Napier.

Is this really what we want for Napier moving forward?

To disregard the proposal for 6 story residential developments.

Point 152.2

Section: HRZ - High Density Residential Zone

Sub-section: Policies

Provision:

HRZ-P5: Urban character

Achieve the planned high-density residential built character by:

- a. Enabling buildings of generally up to six storeys;
- b. Encouraging development to provide a quality edge to the street through building orientation, setbacks, low or visually permeable fencing, and landscaping, and
- c. Providing opportunities for space around buildings and on-site landscaping.

Relates to HRZ-O4

Sentiment: Oppose

Point 152.3

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: Oppose

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