
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: 11/12/2023

Submission Reference Number #:163

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

Submitter:

Allan Thompson

Address for service:

Allan Thompson
18A Elbourne Street Taradale Napier 4112
New Zealand

Email: allan.thompson@xtra.co.nz

Attachments:

Allan Thompson submission.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 163.1

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:

1. Aircraft and community safety.

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

Sentiment: Amend

Submission:

I am an owners of one of the properties on Elbourne street that is ear marked, in the proposed district plan to become a medium density zone. Also the houses across the street are to become a high density zone.

I would like to register my objection to this proposed plan.

The plan will increase the density of the population in the area. This will cause an increase in traffic and noise with no thought for the well being of the present residents.

Our rights as rates payers will be eroded under the plan as it is my understanding that our consultation will not be required if the plan is passed.

Elbourne Street already floods on a regular basis when we have heavy rain. with the loss of gardens and more demand on the already over loaded waste water system this could lead to property damage and stress for the residents.

The higher buildings would overlook existing properties causing the loss of privacy, sunlight, character of the area. If we had wanted to live in a semi commercial area overlooked by tall buildings we would have bought in another area.

Regards Allan

Point 163.2

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:

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Point 163.3

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-I2

Sentiment: Amend

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Point 163.4

Section: MRZ - Medium Density Residential Zone

Sub-section: Policies

Provision:

MRZ-P7: Sustainable design and infrastructure

Ensure potential public health, environmental health, and flooding effects of development are minimised, including by:

- a. restricting the maximum impervious area on a site in order to manage the amount of stormwater run-off generated by a development and ensure that adverse effects on water quality, quantity, and amenity values are avoided or mitigated;
- b. encouraging water-sensitive design where practicable;
- c. encouraging sustainable design in development including optimising solar orientation and passive ventilation, and
- d. ensuring sufficient infrastructure provision and/or mitigation measures to meet demand.

Relates to MRZ-O5

Sentiment: Amend

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Point 163.5

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: Amend

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Regards Allan

From: [Allan Thompson](#)
To: [District Plan Review](#)
Subject: submission
Date: Tuesday, 12 December 2023 18:18:24

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