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## 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:** 15/12/2023

**Submission Reference Number #:**193

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:** 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

- No

### Submission points

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**Point 193.1**

**Section:** GRZ - General Residential Zone

**Sub-section:** GRZ - General Residential Zone - Standards Table

## Provision:

### GRZ-S8: Fences and walls

**Purpose:** *to provide for privacy of residential units while enabling opportunities for passive surveillance of the street and public open spaces; to minimise visual dominance effects to immediate neighbours and the street.*

1. Fences or walls (or a combination of these structures) must not exceed the height specified below, measured from the ground level at the boundary:
  - a. within the front yard, and within a side or rear yard adjacent to a common boundary with an Open Space Zone, either:
    - i. 1.2 m in height;
    - ii. 1.8 m in height for no more than 50% of the length of the boundary and 1.2 m for the remainder, or
    - iii. 1.8 m in height if the fence is at least 50% visually open as viewed perpendicular to the front boundary.
  - b. Within the side and rear yards: 2 m.

### Matters of discretion are:

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

**Sentiment:** Oppose

## Submission:

### GRZ-S8 Fences and Walls:

#### REASONS FOR HIGH FENCES ON YOUR FRONT BOUNDARY AND ELSEWHERE ON YOUR PROPERTY:

- **Keeping unwanted people out:** The right to build high fences on your front boundary and elsewhere on your property to keep unwanted people out and to prevent crime.
- **Personal safety with property being secured:** The right to build high fences on your front boundary and elsewhere on your property to be secure by keeping unwanted people out and to prevent threatening and abusive behavioural crime.
- **Bad neighbours and anti-social disruption:** The right to build high fences on your front boundary and elsewhere on your property for protection from the anti-social behaviour and all the disruption and threatening behaviour that goes with it 24/7, in order to try to have some normality and peace.

*This is a major and growing problem spreading throughout our society. Frequently people are not in a position to move away from bad neighbours and have to put up with unbearable 24/7 behaviour which impacts continuously on their lives and sleep.*

- **Noise:** The right to build high fences on your front boundary and elsewhere on your property and to have high hedges, etc., to help minimise traffic and other noise disruption.
- **Privacy:** The right to build high fences on your front boundary and elsewhere on your property is a personal right to be private on your **entire** property.
- **Children:** The right to build high fences on your front boundary and elsewhere on your property is a right to be securely and safely contained on the **entire** property.
- **Dogs:** The right to build high fences on your front boundary and elsewhere on your property is the right to securely and safely contain dogs and other animals on the **entire** property.

- **Use of front yard in PRIVACY:** The right to build high fences on your front boundary and elsewhere on your property in order to use the front yard of your property in privacy. The right for the ability and amenity to **fully** use your property. (Low fences afford no privacy and can restrict the use of your front yard.)
- **Democracy:** The right to build high fences on your front boundary and elsewhere on your **entire** property is a personal democratic right and choice for your own specific quality living environment and your prerogative to do so if you wish, especially for security and privacy reasons. It would be exceedingly unfair to take this right of choice away.

### **Relief sought**

### **RELIEF SOUGHT**

Remove the requirements that limit fence heights that are set out in the proposed District Plan. The proposed District Plan is taking away property owners' choice on how they want to live, optimise and enjoy their entire property. The proposed District Plan is very controlling and narrowing the use of the owners' property, potentially taking away their quality living environment, and introducing more 'red tape'.