

---

## 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 #:**200

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

**Submitter:**

Darryl Furness

**Address for service:**

Darryl Furness  
21B Elbourne Street Taradale Napier 4112  
New Zealand

**Email:** darryl.furness@gmail.com

**Attachments:**

Furness 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 200.1**

**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:** Amend

**Submission:**

I am the owner/occupier of 21B Elbourne Street, Taradale and will be 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 with many retirees into a busy and noisy one ie. Loss of character.
- Increased traffic in narrow streets. Elbourne Street is narrow and already has traffic calming islands. The street was not designed as 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 a considerable increase in on-street parking, further impacting traffic flow and congestion in Elbourne Street.
- Loss of many trees and gardens will impact the bird life, including many native species, which will change the peaceful character of the neighbourhood.
- Loss of natural sunlight with closely compacted buildings will have a negative effect on residents' health and well-being. My property has the potential for multi-story buildings on one side and low-rise apartments on the other.
- Loss of privacy
- Loss of 'community'
- Increased anti-social behaviour – we have already experienced this directly over the past few years and do not want an increase of this behaviour in the neighbourhood.
- Getting a doctor's appointment is already difficult. The local medical centre is already having difficulty servicing the population and increasing the population will only put more pressure on our primary health care system that is already struggling to cope.
- Current waste water systems are not coping with the present situation 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.
- When we experience heavy rain, water floods from one side of the road to the other. Increasing the population density will exacerbate an already serious problem as storm water drains and waste water pipes struggle to cope.
- I understand that the Taradale area is considered to be a liquefaction risk, and to increase housing and population density under these circumstances does not make any sense.

---

**Point 200.2**

**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:** Amend

**Submission:**

I am the owner/occupier of 21B Elbourne Street, Taradale and will be 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 with many retirees into a busy and noisy one ie. Loss of character.

Increased traffic in narrow streets. Elbourne Street is narrow and already has traffic calming islands. The street was not designed as 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 a considerable increase in on-street parking, further impacting traffic flow and congestion in Elbourne Street.

Loss of many trees and gardens will impact the bird life, including many native species, which will change the peaceful character of the neighbourhood.

Loss of natural sunlight with closely compacted buildings will have a negative effect on residents' health and well-being. My property has the potential for multi-story buildings on one side and low-rise apartments on the other.

Loss of privacy

Loss of 'community'

Increased anti-social behaviour – we have already experienced this directly over the past few years and do not want an increase of this behaviour in the neighbourhood.

Getting a doctor's appointment is already difficult. The local medical centre is already having difficulty servicing the population and increasing the population will only put more pressure on our primary health care system that is already struggling to cope.

Current waste water systems are not coping with the present situation 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.

When we experience heavy rain, water floods from one side of the road to the other. Increasing the population density will exacerbate an already serious problem as storm water drains and waste water pipes struggle to cope.

I understand that the Taradale area is considered to be a liquefaction risk, and to increase housing and population density under these circumstances does not make any sense.

---

**Point 200.3**

**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-12 and GRZ-14*

**Sentiment:** Amend

**Submission:**

I am the owner/occupier of 21B Elbourne Street, Taradale and will be 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 with many retirees into a busy and noisy one ie. Loss of character.

Increased traffic in narrow streets. Elbourne Street is narrow and already has traffic calming islands. The street was not designed as 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 a considerable increase in on-street parking, further impacting traffic flow and congestion in Elbourne Street.

Loss of many trees and gardens will impact the bird life, including many native species, which will change the peaceful character of the neighbourhood.

Loss of natural sunlight with closely compacted buildings will have a negative effect on residents' health and well-being. My property has the potential for multi-story buildings on one side and low-rise apartments on the other.

Loss of privacy

Loss of 'community'

Increased anti-social behaviour – we have already experienced this directly over the past few years and do not want an increase of this behaviour in the neighbourhood.

Getting a doctor's appointment is already difficult. The local medical centre is already having difficulty servicing the population and increasing the population will only put more pressure on our primary health care system that is already struggling to cope.

Current waste water systems are not coping with the present situation 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.

When we experience heavy rain, water floods from one side of the road to the other. Increasing the population density will exacerbate an already serious problem as storm water drains and waste water pipes struggle to cope.

I understand that the Taradale area is considered to be a liquefaction risk, and to increase housing and population density under these circumstances does not make any sense.

---

## Point 200.4

**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 the safety of aircraft approaching and taking

1. Aircraft and community safety.

off from Hawkes Bay  
airport.

**Sentiment:** Amend

**Submission:**

I am the owner/occupier of 21B Elbourne Street, Taradale and will be 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 with many retirees into a busy and noisy one ie. Loss of character.
- Increased traffic in narrow streets. Elbourne Street is narrow and already has traffic calming islands. The street was not designed as 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 a considerable increase in on-street parking, further impacting traffic flow and congestion in Elbourne Street.
- Loss of many trees and gardens will impact the bird life, including many native species, which will change the peaceful character of the neighbourhood.
- Loss of natural sunlight with closely compacted buildings will have a negative effect on residents' health and well-being. My property has the potential for multi-story buildings on one side and low-rise apartments on the other.
- Loss of privacy
- Loss of 'community'
- Increased anti-social behaviour – we have already experienced this directly over the past few years and do not want an increase of this behaviour in the neighbourhood.
- Getting a doctor's appointment is already difficult. The local medical centre is already having difficulty servicing the population and increasing the population will only put more pressure on our primary health care system that is already struggling to cope.
- Current waste water systems are not coping with the present situation 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.
- When we experience heavy rain, water floods from one side of the road to the other. Increasing the population density will exacerbate an already serious problem as storm water drains and waste water pipes struggle to cope.
- I understand that the Taradale area is considered to be a liquefaction risk, and to increase housing and population density under these circumstances does not make any sense.

---

**Point 200.5**

**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 Airport Height Control Designation in Appendix 1, except that in a surface

**Matters of discretion are:**

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

penetration area the maximum height must not exceed 8 m.

1. Aircraft and community safety.

**Sentiment:** Amend

**Submission:**

I am the owner/occupier of 21B Elbourne Street, Taradale and will be 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 with many retirees into a busy and noisy one ie. Loss of character.
- Increased traffic in narrow streets. Elbourne Street is narrow and already has traffic calming islands. The street was not designed as 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 a considerable increase in on-street parking, further impacting traffic flow and congestion in Elbourne Street.
- Loss of many trees and gardens will impact the bird life, including many native species, which will change the peaceful character of the neighbourhood.
- Loss of natural sunlight with closely compacted buildings will have a negative effect on residents' health and well-being. My property has the potential for multi-story buildings on one side and low-rise apartments on the other.
- Loss of privacy
- Loss of 'community'
- Increased anti-social behaviour – we have already experienced this directly over the past few years and do not want an increase of this behaviour in the neighbourhood.
- Getting a doctor's appointment is already difficult. The local medical centre is already having difficulty servicing the population and increasing the population will only put more pressure on our primary health care system that is already struggling to cope.
- Current waste water systems are not coping with the present situation 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.
- When we experience heavy rain, water floods from one side of the road to the other. Increasing the population density will exacerbate an already serious problem as storm water drains and waste water pipes struggle to cope.
- I understand that the Taradale area is considered to be a liquefaction risk, and to increase housing and population density under these circumstances does not make any sense.

---

## Point 200.6

**Section:** SW - Stormwater

**Sub-section:** Issues

**Provision:**

SW-I1: Providing for growth of the city while recognising constraints in the stormwater network

Before the 1931 earthquake, a significant portion of Napier was below sea level. Growth of the early city involved limited reclamations around the base of Mataruahou / Napier Hill. The earthquake uplifted the land and promoted increased draining and reclamation to facilitate the city's growth. The topography we see today is now generally flat and requires 75% of the city's stormwater to be pumped.

The capacity of the stormwater network provided at each stage of Napier's development was not designed for significant infill or the level of impervious areas that have occurred as the city has evolved. Some areas were developed with a low 'level of service' meaning that they only provide for regular weather patterns and do not have capacity to accommodate significant rainfall events.

The projected impacts of climate change in the Hawke's Bay region include increased frequency and severity of high intensity rainfall events. The capacity constraints will likely result in more frequent flooding in the future if there is no intervention.

Napier City Council has continually sought to improve capacity in the system. In 1995, the Cross Country Drain was designed to future-proof the drainage of suburban Napier by capturing run-off from areas south/south-west of Napier city and diverting it directly to a coastal outfall, rather than have it flowing through low-lying residential areas. This was intended to free up existing urban capacity for future infill development. Looking towards the future, the 2021-2031 Long Term Plan and accompanying 30-year infrastructure strategy dedicate significant investment to a range of stormwater projects including detention for significant flood events and treatment to improve water quality at Lagoon Farm prior to discharge into Te Whanga (the Ahuriri estuary). A new dedicated special purpose ecology and stormwater treatment zone (AESZ) has been created to enable and support these objectives.

At the same time, the city is continuing to grow. Intensification of our existing urban areas will be one key method to increase housing supply and meet the needs of our communities. Many areas that are otherwise desirable for intensification do not currently have capacity in the stormwater network to accommodate additional run-off during storm events. The District Plan needs to enable growth to meet demand while also managing potential effects on public health and safety from increased flooding risks if stormwater isn't appropriately managed. Managing the stormwater network efficiently also enables the reuse of stormwater to reduce demand on the city's reticulated drinking water supply.

Relying solely on network upgrades will not manage this tension. Further, it is very costly to retrospectively improve the capacity of the reticulated network throughout the whole city for high-intensity but low-frequency rainfall events. Requiring low-impact design and onsite detention is a cost-efficient way to manage impacts while facilitating growth.

Large-scale greenfield developments can and are expected to, provide for integrated low-impact design and catchment-based solutions at the time of subdivision design to manage the increase in stormwater run-off before discharging into the wider city network.

**Sentiment:** Amend

**Submission:**

I am the owner/occupier of 21B Elbourne Street, Taradale and will be 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 with many retirees into a busy and noisy one ie. Loss of character.
- Increased traffic in narrow streets. Elbourne Street is narrow and already has traffic calming islands. The street was not designed as 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 a considerable increase in on-street parking, further impacting traffic flow and congestion in Elbourne Street.
- Loss of many trees and gardens will impact the bird life, including many native species, which will change the peaceful character of the neighbourhood.
- Loss of natural sunlight with closely compacted buildings will have a negative effect on residents' health and well-being. My property has the potential for multi-story buildings on one side and low-rise apartments on the other.
- Loss of privacy
- Loss of 'community'
- Increased anti-social behaviour – we have already experienced this directly over the past few years and do not want an increase of this behaviour in the neighbourhood.
- Getting a doctor's appointment is already difficult. The local medical centre is already having difficulty servicing the population and increasing the population will only put more pressure on our primary health care system that is already struggling to cope.
- Current waste water systems are not coping with the present situation 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.
- When we experience heavy rain, water floods from one side of the road to the other. Increasing the population density will

exacerbate an already serious problem as storm water drains and waste water pipes struggle to cope.

I understand that the Taradale area is considered to be a liquefaction risk, and to increase housing and population density under these circumstances does not make any sense.



14 December 2023

SUBMISSION- DISTRICT PLAN

I am the owner occupier of 21B Elbourne Street, Taradale and will be 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 with many retirees into a busy and noisy one ie. Loss of character.
- Increased traffic in narrow streets. Elbourne Street is narrow and already has traffic calming islands. The street was not designed as 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 a considerable increase in on-street parking, further impacting traffic flow and congestion in Elbourne Street.
- Loss of many trees and gardens will impact the bird life, including many native species, which will change the peaceful character of the neighbourhood.
- Loss of natural sunlight with closely compacted buildings will have a negative effect on residents' health and well-being. My property has the potential for multi-story buildings on one side and low-rise apartments on the other.
- Loss of privacy
- Loss of 'community'
- Increased anti-social behaviour – we have already experienced this directly over the past few years and do not want an increase of this behaviour in the neighbourhood.
- Getting a doctor's appointment is already difficult. The local medical centre is already having difficulty servicing the population and increasing the population will only put more pressure on our primary health care system that is already struggling to cope.
- Current waste water systems are not coping with the present situation 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.

- When we experience heavy rain, water floods from one side of the road to the other. Increasing the population density will exacerbate an already serious problem as storm water drains and waste water pipes struggle to cope.
- I understand that the Taradale area is considered to be a liquefaction risk, and to increase housing and population density under these circumstances does not make any sense.

I am willing to be heard jointly with other submitters on issues similar to what I have submitted.

Yours Sincerely,

Darryl Furness  
21B Elbourne Street  
Taradale  
Napier 4112  
[REDACTED]

**Disclaimer**

I have no business interests and have absolutely no trade competition that could advantage me by making this submission.