
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 #:233

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

Submitter:

Samantha Judge

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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

- **Yes**

Submission points

Point 233.1

Section: MRZ - Medium Density Residential Zone

Sub-section: MRZ - Medium Density Residential

Sentiment: Oppose

Submission:

I would like to understand why NCC are proposing to build more homes in a area that (they have recently informed us) is at extreme risk of costal inundation. Are they to bear some of the insurance risk for all of these new properties and if so how will this be funded?

My and many other properties on Hastings Street/Warren Street sit at least 1.5 meters below the ground level of homes to our rear on Marine Parade, meaning the property directly to the rear of us is significantly higher than we are.

If these properties are then allowed to develop their site, we would potentially have the equivalent of a 4 or 5 story building 1 meter to the rear of us. This would remove all morning sunlight and any privacy from our back yard and rear rooms of the property.

There are no details in your plan as to how the surrounding ground would need to be stabilised in these instances, or what recourse we would have should this not be done effectively and if subsidence was to affect our property.

I am further concerned that no provision is being made for car parking in these apartment type properties. Public transport in Hawkes Bay is woefully inadequate and cannot be relied upon to get people around the distirct to their workplaces, schools, family etc.

There is insufficient industry/employment oppertunities in Napier that are close enough to walk or bike to that could employ all of these additional residents.

The 6 homes directly to the left of mine do not have off street or kirbside parking available. There are constant ptoblems with vehicles parked on the footpath, parked across driveways etc, not to mention the increased risk of theft or damage due to vehicles having to be left on the road. Most of us are one car households too.

The plan is short sighted and idealogical in this respect.

Relief sought

Reject intensification of housing in coastal inundation areas. Significant risk to life.

Reject apartment type dwellings in the area.

Reject building proposals with less than one allocated off street parking space per unit dwelling.