
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: 31/10/2023

Submission Reference Number #:26

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

- **Yes**

Submission points

Point 26.1

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:

1.2m does not provide adequate privacy or security around a section. Section sizes are getting smaller. Most modern houses have some outdoor entertaining area, having 1.2m does not give or provide privacy from neighbors. 1.2m does not provide a secure yard for a large dog. With growing crime rates having a 1.8m front fence should be an option. In Parklands, theft from yards and nocturnal visitors is becoming a regular occurrence and Police are not always available. Quite a few houses are designed with 1.8m from fences which compliment the design and offer security. I would look at other districts (Hastings, Havelock) rather than purchase or build a house in Napier if it was required to meet this regulation

Relief sought

Scrap this piece of the draft