
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: 14/12/2023

Submission Reference Number #:272

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

Submitter:

Alan Petersen

Address for service:

Alan Petersen
18 Seapoint road Napier 4110
New Zealand

Email: alankpetersen@outlook.com

Attachments:

Submissions on sundry sections of the PDP.docx

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 272.1

Section: NH - Natural Hazards

Sub-section: NH - Natural Hazards

Provision: General

Sentiment: Amend

Submission:

NH – Natural Hazards

It is of concern that on the last day of lodging submissions on the Proposed District Plan that in HB Today is an article “Coastal flood maps affect thousands of properties”.

This will impact on many sections of the PDP.

But one aspect is to include minimum habitable floor levels in the rules of those areas identified as having flooding risks.

Submission 1 – That minimum habitable floor levels be introduced for flood risk areas into the rules of the PDP. That this be 0.5m above the minimum ground levels.

Submission 2 – Make all other amendments to the sections in the PDP – Introductions, Issues, Objectives, Policies, Rules, Standards and Assessment criteria - that are required to implement the matters arising from the “Coastal flood maps”.

Point 272.2

Section: PREC3 - Napier Hill Mataruahou Amenity Precinct

Sub-section: PREC3 - Napier Hill / Mataruahou Amenity Precinct

Provision: General

Sentiment: Amend

Submission:

PREC3 – Napier Hill/ Mataruahou Amenity Precinct

Submission 3 – I agree with all this section. But request that on existing site where carparking on a steep site is a constraining issue, or overly expensive to build, that a rule be added to PREC3 or in the Code of Practice, that allows carparking be provided on the street in certain circumstances. I have worked on such a site.

Point 272.3

Section: GRZ - General Residential Zone

Sub-section: GRZ - General Residential

Provision: General

Sentiment: Amend

Submission:

A Bay View Amenity Precinct

Submission 4 - That the Bay View urban areas be zoned GRZ. But its distinct character be recognised by a precinct overlay as outlined below (similar to Napier Hill).

The overlay of a precinct zone in the GRZ allows for adjustment to the GRZ that recognises the distinct character of an urban/residential in Napier City.

PREC4-P1: Identify and map the features that make up the amenity character of the Bay View Amenity Precinct

Identify the key components that contribute to the amenity values and character of the

Bay View Amenity Precinct, including:

- a. section size and configuration and residential density;
- b. topography and roading layout;
- c. vegetation coverage and open space, and
- d. position of houses on the section.

PREC4-P2: Character and amenity values

Manage development to maintain the identified character and amenity values of the Bay View Amenity Precinct, including by:

- a. providing for a generally lower density and intensity of development than the General Residential Zone with 600m² minimum lot area and 1500m² for unserviced sites.
- b. providing for a higher proportion of open space and landscaped area than the General Residential Zone.
- c. requiring developments for multiple residential units to respond to the identified character and amenity values of the Bay View Amenity Precinct, and
- d. requiring appropriate infrastructure is in place to support new development and mitigate potential effects.

Relief sought

(Refer original submission)

Napier City Council - Proposed District Plan

Natural Hazards, Precinct 3 – Napier Hill & Precinct 4 – Bay View

By Alan Petersen – 18 Seapoint Rd – Bluff Hill – Napier

alankpetersen@outlook.com

NH – Natural Hazards

It is of concern that on the last day of lodging submissions on the Proposed District Plan that in HB Today is an article “Coastal flood maps affect thousands of properties”.

This will impact on many sections of the PDP.

But one aspect is to include minimum habitable floor levels in the rules of those areas identified as having flooding risks.

Submission 1 – That minimum habitable floor levels be introduced for flood risk areas into the rules of the PDP. That this be 0.5m above the minimum ground levels.

Submission 2 – Make all other amendments to the sections in the PDP – Introductions, Issues, Objectives, Policies, Rules, Standards and Assessment criteria - that are required to implement the matters arising from the “Coastal flood maps”.

PREC3 – Napier Hill/ Mataruahou Amenity Precinct

Submission 3 – I agree with all this section. But request that on existing site where carparking on a steep site is a constraining issue, or overly expensive to build, that a rule be added to PREC3 or in the Code of Practice, that allows carparking be provided on the street in certain circumstances. I have worked on such a site.

A Bay View Amenity Precinct

Submission 4 - That the Bay View urban areas be zoned GRZ. But its distinct character be recognised by a precinct overlay as outlined below (similar to Napier Hill).

The overlay of a precinct zone in the GRZ allows for adjustment to the GRZ that recognises the distinct character of an urban/residential in Napier City.

PREC4-P1: Identify and map the features that make up the amenity character of the Bay View Amenity Precinct

Identify the key components that contribute to the amenity values and character of the Bay View Amenity Precinct, including:

- a. section size and configuration and residential density;
- b. topography and roading layout;
- c. vegetation coverage and open space, and
- d. position of houses on the section.

PREC4-P2: Character and amenity values

Manage development to maintain the identified character and amenity values of the Bay View Amenity Precinct, including by:

- a. providing for a generally lower density and intensity of development than the General Residential Zone with 600m² minimum lot area and 1500m² for unserviced sites.
- b. providing for a higher proportion of open space and landscaped area than the General Residential Zone.
- c. requiring developments for multiple residential units to respond to the identified character and amenity values of the Bay View Amenity Precinct, and
- d. requiring appropriate infrastructure is in place to support new development and mitigate potential effects.