
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 #:275

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

Submitter:

Dominic McClarey

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Attachments:

McClarey.LetObjt.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

- **No**

Submission points

Point 275.1

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

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

1. Buildings and structures must not exceed the Airport Height Control Designation in Appendix 1, except that in a surface penetration area the maximum height must not exceed 8 m.

Matters of discretion are:

1. Aircraft and community safety.

Sentiment: Oppose

Submission:

RE: DISTRICT PLAN - OBJECTION

I OBJECT to the proposed changes and I wish my objection to be officially recorded.

I object to the following:

1. 19.5m high apartment blocks being built in Taradale;

2. 12m high apartment blocks being built in Taradale;

3. Commercial buildings being built in Taradale;

4. No allowance for off street parking;

5. Reduced privacy and sunlight;

6. Increased vehicle movement;

7. Increased noise to 70db all night;

8. The loss of neighbourhood character;

9. Significant loss of value of my investment in Peddie Street;

10. The 'shoe-horning' of high density housing into low density infrastructure that is over 50 years old;

11. No minimum carparking requirements for residential units, this will result in congestion, blocking of main arterials and the on/off ramps to the state highways; and

12. Loss of green corridors in road reserves and on properties with a proposed 1.5m setback.

Yours faithfully Dominic McClarey

Point 275.2

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:

1. Aircraft and community safety.

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

Sentiment: Oppose

Submission:

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8. The loss of neighbourhood character;
9. Significant loss of value of my investment in Peddie Street;
10. The 'shoe-horning' of high density housing into low density infrastructure that is over 50 years old;
11. No minimum carparking requirements for residential units, this will result in congestion, blocking of main arterials and the on/off ramps to the state highways; and
12. Loss of green corridors in road reserves and on properties with a proposed 1.5m setback.

Yours faithfully Dominic McClarey

Point 275.3

Section: HRZ - High Density Residential Zone

Sub-section: Policies

Provision:

HRZ-P4: Quality living environments - within the site

Require development to achieve quality living environments for residents by providing:

- a. private open space that has access to sunlight;
- b. a reasonable level of visual privacy and outlook;
- c. opportunities for on-site landscaping, and
- d. safe and convenient pedestrian access to residential units from the street.

Relates to HRZ-O3

Sentiment: Oppose

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Point 275.4

Section: HRZ - High Density Residential Zone

Sub-section: Objectives

Provision:

HRZ-O5: Sustainable design and infrastructure

Public health and environmental wellbeing are maintained and, where practicable, enhanced through sustainable design and appropriate provision of infrastructure.

Relates to GRZ-I3

Sentiment: Oppose

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Point 275.5

Section: NOISE - Noise

Sub-section: NOISE - Noise - Standards Table

Provision:

NOISE-S1: General noise limits

<p>Purpose: to enable activities anticipated in the zone while maintaining the public health and amenity effects that are expected in the zone.</p>	For all activities that are not expressly provided for elsewhere in this chapter, the following noise standards apply:					<p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. Public health; 2. Amenity values, and 3. Functional and operational requirements.
	Zone	7a.m. to 7p.m. L _{Aeq} (15min)	7p.m. to 10pm L _{Aeq} (15min)	10p.m. to 7a.m. the following day L _{Aeq} (15min)	10p.m. to 7a.m. the following day L _{AFmax}	
	Residential Zones	50 dB	45 dB	40 dB	70 dB	
	City Centre Zone	60 dB	60 dB	50 dB Except 10.00 p.m. to midnight Thursday, Friday, Saturday and the day before a public holiday - 60 dB	80 dB	
	Centres Zones (excluding City Centre Zone)	60 dB	60 dB	50 dB	80 dB	
	Mixed Use Zone	60 dB	60 dB	50 dB	80 dB	
	General Industrial Zone	70 dB	70 dB	70 dB	85 dB	
	Light Industrial Zone (incl Marine Industrial Precinct, Te Whanganui-a-Orotū (Ahuriri Estuary) Ecology and Stormwater Treatment Zone, Wastewater Treatment Precinct)	60 dB	60 dB	60 dB	85 dB	
	Rural Production	55 dB	50 dB	45 dB	75 dB	

Zone				
Rural Lifestyle Zone	50 dB	45 dB	40 dB	70 dB
Open Space Zones	55 dB	50 dB	45 dB	75 dB
Airport Zone	55 dB	55 dB	45 dB	75 dB
Stadium Zone	55 dB	55 dB	45 dB	75 dB
Port Zone	Refer to Noise S3			
Tertiary Education Zone	55 dB	50 dB	45 dB	75 dB

1. Where noise generated by any activity on a site in one zone is received by any activity on a site in a different zone, the activity generating the noise must comply with the noise limits and standards of the zone at the receiving site.
2. Noise levels arising from activities must be measured and assessed in accordance with the New Zealand Standard *NZS 6801:2008 Acoustics Measurement of Environmental Sound* and the New Zealand Standard *NZS 6802:2008 Acoustics Environmental Noise* except where this chapter sets out more specific requirements.
3. Noise levels shall be measured and assessed at the following locations:
 - a. at or within the notional boundary for any site in the rural zones;
 - b. within the boundary of any site in a residential zone;
 - c. 1 m from the facade of any building in the Mixed Use, City Centre, or Centre Zone (as the incident noise level), and
 - d. at any point within the boundary of any site in any other zone.

Sentiment: Oppose

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Point 275.6

Section: HRZ - High Density Residential Zone

Sub-section: Objectives

Provision:

HRZ-O4: Neighbourhood character and identity

Development contributes to the creation of neighbourhoods with a high-density residential built character, comprising residential buildings generally up to six storeys integrated with onsite landscaped areas.

Relates to GRZ-I2 and GRZ-I4

Sentiment: Oppose

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Point 275.7

Section: HRZ - High Density Residential Zone

Sub-section: HRZ - High Density Residential Zone - Standards Table

Provision:

HRZ-S3: Front yards

Purpose: to achieve the urban character of the neighbourhood; and provide for a safe and attractive streetscape.

1. No part of any building (other than as required under HRZ-S9 Garages and accessory buildings below) may be erected closer than 1.5 m to the road boundary.

Matters of discretion are:

1. Purpose of the standard;
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Sentiment: Oppose

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Yours faithfully Dominic McClarey

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11 December 2023

The Chief Planner
Napier City Council
Email: districtplanreview@napier.govt.nz

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