
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 #:276

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

Submitter:

Bruce Morrin

Address for service:

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I wish to be heard: Yes

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 276.1

Section: Planning Maps

Sub-section: General

Provision: General

Sentiment: Amend

Submission:

I oppose Nelson Crescent (between Kennedy Road and Latham Street) and the western side of Wellesley Road (between Kennedy Road and Latham Street) being rezoned as 'high density residential'.

This street has a number of character homes and should have been classified as a character area.

It is unsuitable for up to 6-storey high density residential building developments.

I feel that our street should be made into a heritage area, instead, to protect the character properties/houses situated on it.

In my view Poor council planning, engagement, and decision making ensured that this did not occur.

Relief sought

I do not want Nelson Crescent (between Kennedy and Latham Streets) and the western side of Wellesley Road (between Kennedy and Latham Streets) to be included in a 'high density residential zone'.

I would like Nelson Crescent (between Kennedy Road and Latham Streets) to remain "main residential" zones.

I would like Wellesley Road (between Kennedy Road and Latham Streets) to remain "main residential" zones.

I want the council to keep the density zoning and fence height the same.

I think if the council changes the zoning, should allow the same zoning for all properties on the hill.

These areas should have the same zoning but must be dependent on appropriate geo-technical reports being provided.

Point 276.2

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: Amend

Submission:

I oppose Nelson Crescent (between Kennedy Road and Latham Street) and the western side of Wellesley Road (between Kennedy Road and Latham Street) being rezoned as 'high density residential'.

This street has a number of character homes and should have been classified as a character area.

It is unsuitable for up to 6-storey high density residential building developments.

I feel that our street should be made into a heritage area, instead, to protect the character properties/houses situated on it.

In my view Poor council planning, engagement, and decision making ensured that this did not occur.

There is absolutely no need to enable 6 six story developments to be built on streets that currently have residential housing.

No problem is being solved by letting this occur.

This idea that Napier needs high rise development close to the city centre is ideological but not warranted.

Where this type of planning has been implemented before, such as Melbourne, serious damage to the value and enjoyment of residential properties has occurred due to high rise developments being built next to existing properties that are completely out of character with the existing neighborhood, over look and over shadow existing properties and destroy privacy and value.

Allowing high or medium zones where 3 or more stories can be built will cause the same issues for Napier.

Under the current proposal for Nelson Crescent you could have a 19.5m development built next door to you.

This would be out of character for the area and have severe negative impacts on the value and enjoyment of current properties.

The benefits and problems solved by allowing this are imaginary.

The current 30 unit development on Wellesley Rd is a good example of bad planning. This development has 30 units but only 5 car parks. The development will over look current properties and be intrusive. It was specifically stated in the planning decision that impacts to the community and surrounding properties not be considered because of the district plan. The development has de-valued surrounding properties and will have a negative impact to the area.

This type of poor decision making will mean that further ill conceived developments will be allowed to occurred high and medium zoned areas.

The submission process has been overly detailed and complicated and hard to find and navigate.

I have no doubt that this will have the effect of limiting responses.

Relief sought

Relief Sought:

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Point 276.3

Section: HRZ - High Density Residential Zone

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

Provision:

HRZ-S8: Fences and walls

Purpose: *to provide for privacy of residential units while enabling opportunities for passive surveillance of the street; 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 along a common boundary with an Open Space Zone, either:
 - i. 1.2 m in height; or
 - ii. 1.8 m in height for no more than 50% of the site frontage 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. Safety, attractiveness, and connectivity of streets and public open spaces, and
3. Quality living environments.

Sentiment: Oppose

Submission:

Fence height

I oppose fence height being limited to 1.2m high.

I don't know how to oppose in the section of the district plan this so I'm going to put it in this submission.

I believe the justification for this proposal based on the idea that it will reduce crime is flawed.

It will definitely will reduce privacy, but that idea that the purported trade off of a reduction crime reduction is warranted, let alone real, is subjective and wrong.

Who has asked for the council to come up with this as a solution for crime?

I believe a better solution for crime would be higher fences and security cameras.

If people thought that lower fence heights were a good solution and were desired they could achieve this under that regulations so it's unclear what problem the council is trying to solve.

Ultimately this should be a decision for property owners, not council officials.

Relief sought

Relief Sought:

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