
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 #:286

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

Submitter:

Faan and Esmarie Matthee, Jason and Gerne Geyer, Chantelle Van Schoor

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Address for service:

Faan and Esmarie Matthee
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New Zealand

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Attachments:

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 286.1

Section: MRZ - Medium Density Residential Zone

Sub-section: Policies

Provision:

MRZ-P5: **Urban character**

Achieve the planned medium-density built character of primarily two- to three-storey buildings surrounded by landscaping, including by:

- a. limiting the height, bulk, and form of development;
- b. managing the design and appearance of multi-residential unit development, and
- c. requiring setbacks and landscaped areas that are consistent with an urban character.

Relates to MRZ-O4

Sentiment: Support

Submission:

2. **Our submission is that:**

Site Details

2.1 The Submitters owns sites located on Coverdale Street, Napier.

2.2 In terms of the Proposed District Plan (PDP), the sites are contained within the Proposed Medium Density Residential Zone (MDRZ).

Supporting Submission Points

2.3 The Submitter supports the proposed MDRZ for the are shown below and the associated provisions in the plan for it.

2.4 The submitter considers that the proposed changes will assist in meeting the obligations under the National Policy Statement on Urban Development (NPS-UD), in particular Policy 5 that seeks to enable building height and density of urban form that is commensurate with the level of accessibility and relative demand.

2.5 The proposed variation will deliver outcomes that are envisaged by the relevant objectives and policies within the MDRZ and higher order chapters within the PDP.

Relief sought

5 The submitters seek the following decision from the Napier City Council:

5.1 The Submitter supports and seeks the following decision from the Council, being the confirmation of the MDRZ as contained in Point 4.3 in this submission.

5.3 The proposed changes to the MDRZ zoning and associated provisions are necessary to most appropriately give effect to the higher order provisions in the PDP, the relevant objectives and policies within the MDRZ, and ultimately Part 2 of the Act.

5.4 The submitter also seeks such further or consequential or alternative amendments necessary to give effect to this submission, and to:

- a) promote the sustainable management of resources and achieve the purpose of the Resource Management Act 1991.
- b) meet the reasonably foreseeable needs of future generations;
- c) ensure the methods proposed are the most appropriate way to achieve the objectives of the Variation.
- d) enable social, economic and cultural well being;
- e) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of other means available in terms of section 32 and other provisions of the Act.

FORM 5 SUBMISSION ON THE PROPOSED PROPOSED DISTRICT PLAN

Clause 6 of Schedule 1, Resource Management Act 1991

To: Napier City Council

Name of submitters: Faan and Esmarie Matthee, Jason and Gerne Geyer, Chantelle Van Schoor.

This is a submission on the Proposed District Plan

2. Trade Competition

The submitter could not gain an advantage in trade competition through this submission.

3. Omitted

4. Our submission is that:

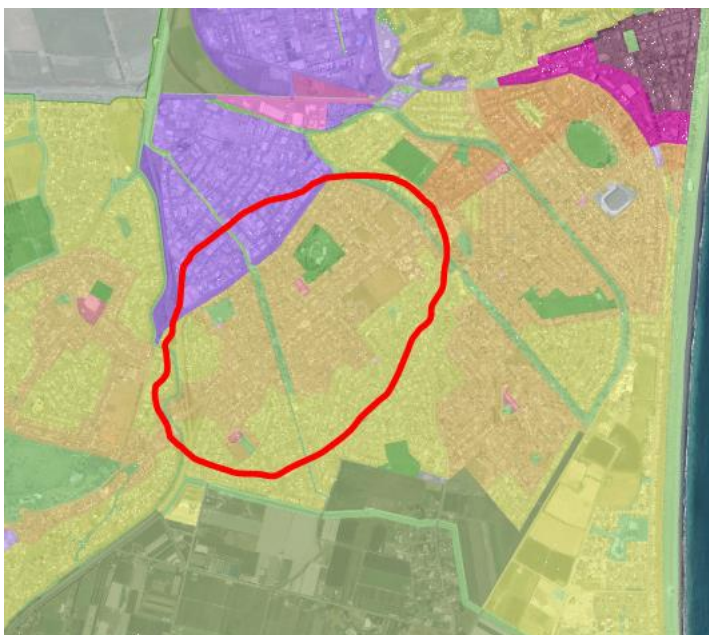
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- d) enable social, economic and cultural well being;
- e) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of other means available in terms of section 32 and other provisions of the Act.

6. The submitters wishes to be heard in support of their submission. The submitters also reserves the right to not be heard if they do not see it as necessary.

7. If others make a similar submission the submitter will consider presenting a joint case with them at a hearing.

Signature

Elias Matthee (on behalf of the Submitter)
Principal Planner – Matthee Consulting



15 December 2023