
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: 14/11/2023

Submission Reference Number #:38

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

Submitter:

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Address for service:

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N/A

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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 38.1

Section: HRZ - High Density Residential Zone

Sub-section: HRZ - High Density Residential

Provision: General

Sentiment: Oppose

Submission:

I oppose this proposal.

This has the potential of creating a ghetto type scenario in our street, with multi levelled apartment blocks, rented at cheaper rates attracting undesirable tenants.

With no consultation required from a developer and the development able to block sun and no noise restrictions.

All in all, a ridiculous proposal, that will lower house values in the area, that I will not support.

Multi-level structures will never attract the type of desirable residence the area needs because they do not want to bother with stairs, so we're left with

I don't see a High-Density zone being proposed for the Napier Hill, is that because it's assumed a better class of people live on the Hill and the peasants in Taradale can be manipulated

to conform with these ridiculous proposals.

Is this a big city idea that Napier Council think will add value to the region because they are very much mistaken.

Why can't more land be made available for additional residential housing on the edge of Taradale, thus not creating the "Ghetto" scenario within established areas that impacts existing well-established residence.

Relief sought

No High-Density Residential Zoning in established residential areas.