
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: 02/12/2023

Submission Reference Number #:57

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

Submitter:

Beverly & Martin Lott

Address for service:

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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 57.1

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

Submission:

Although we agree in principal with the need for more residential dwellings, this new zoning will have a detrimental affect on existing established streets within various neighbourhoods.

We have been rezoned at 21a Elbourne Street as Medium Density zone and our next door property at 19 Elbourne Street has been classified as High Density Zone.

From the district plan this means that multiple 19.5 mtr dwellings or commercial dwellings could be built next to us which would affect us and our neighbours in the following ways:-

Loss of privacy.

Loss of natural light and outlook.

Added noise.

Added traffic movement and parking issues.

Change to street character and appeal

Adverse affect on property values.

No consultation permitted from neighbouring properties on development.

When we purchased this property in 2006, the land was zoned General. The council should not be able to change land use retrospectively when people have brought in good faith. New developments offer the opportunity to include the new zoning, without it being damaging to existing and well established neighbourhoods.

Relief sought

Do not implement these new zones to existing and established neighbourhoods.