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## 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:** 26/11/2023

**Submission Reference Number #:**62

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

**Submitter:**

Peter & Eileen Smith

**Address for service:**

Peter Smith  
6 Andrew Street Napier 4110  
New Zealand

**Email:** eileen.m.smith2016@gmail.com

**Attachments:**

Smith Submission PDP.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

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**Point 62.1**

**Section:** HRZ - High Density Residential Zone

**Sub-section:** Objectives

**Provision:**

HRZ-O1: Housing supply and diversity

Land that has good accessibility by existing or planned active or public transport to a range of commercial activities, public open space, and community services, is efficiently used for high-density urban living that increases housing supply and choice.

*Relates to GRZ-I1*

**Sentiment:** Oppose

**Submission:**

Review of proposed district plan.

We have concern re the designation of 5a Taradale Road.

This property is on our boundary and is designated residential.

In our view, this piece of land is completely unsuitable for residential designation for the following reasons.

The railway line runs through this land.

The only access to this land is from Taradale Road, which is also a State Highway.

The site is very close to a major roundabout.

Vehicle and pedestrian access would be dangerous, because of both the railway line and Taradale Road.

5a does not have the protection from roundabout traffic that numbers 1, 3, and 5 Taradale Road have. Servicing of water supply, storm water and waste water disposal could be difficult.

In our view, to continue with the residential designation gives a false impression to anyone looking for a building site.

Kainga Ora realised this in March 2020, when they proposed building temporary homes on this land. Fortunately, they realised the unsuitability of the land and withdrew their application for resource consent.

**Relief sought**

Our preference is the designation of 5a Taradale Road be changed from residential to something more appropriate for this green space.

If you wish to discuss this further, please contact us.

As an aside, I found your website very difficult to negotiate and when we tried to do this submission online we seemed to be taken around in circles, hence our decision to deliver this in person.

Yours Sincerely,

Peter Smith and Eileen Smith.

Scanned +  
emailed DPR  
inbox 29/11

27 November 2023

Napier City Council,  
Hastings Street,  
Napier

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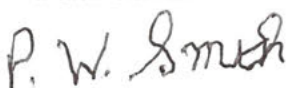
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Peter and Eileen Smith  
6 Andrew Street,  
Napier 4110  
Email: [eileen.m.smith2016@gmail.com](mailto:eileen.m.smith2016@gmail.com)

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Yours sincerely,

Peter Smith



Eileen Smith

