
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: 11/10/2023

Submission Reference Number #:8

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

Submitter:

Ann Webster

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

- **N/A**

Submission points

Point 8.1

Section: MRZ - Medium Density Residential Zone

Sub-section: MRZ - Medium Density Residential Zone - Standards Table

Provision:

MRZ-S1: Height

Purpose: *to achieve an urban character while providing for a reasonable standard of amenity for neighbouring properties.*

1. Buildings and structures must not exceed 12 m in height.
 2. The following are excluded from complying with MRZ-S1 clause 1:
 - a. solar heating devices;
 - b. air conditioning units and similar structures housing mechanical and/or;
 - c. electronic equipment, and
 - d. one chimney per building.
- Matters of discretion are:**
1. Purpose of the standard;
 2. Planned urban character;
 3. Safety, attractiveness, and connectivity of streets and public open spaces; and
 4. Quality living environments.

where the device, unit, or other structure does not exceed the maximum height of clause 1 by more than 2.5 m vertically and 1.0 m in any horizontal direction.

Airport Height Control

Purpose: *to maintain the safety of aircraft approaching and taking off from Hawkes Bay airport.*

3. Buildings and structure must not exceed the Airport Height Control Designation in Appendix 1.
- Matters of discretion are:**

1. Aircraft and community safety.

Sentiment: Oppose

Submission:

I STRONGLY OPPOSE the district plan in relation to medium High Density Residential. The areas are existing areas with many people living in the area for some time OR have bought into the area due to the surrounds. They can see when they move into the area what their neighbours houses are like and what type of area they are moving into. It is just completely wrong for these to change substantially which is what could happen if multiple 3 storey dwellings start being built in these suburban areas. 3 storey dwellings are not the norm in these existing suburbs. 3 storey is too high. They are intrusive on neighbours and in time will become ugly. They will be harder to maintain. Residents should be able to enjoy their house/home and land without being overlooked by people in newly built dwellings. There is already quite a bit of infill housing happening where properties are being subdivided and an EXTRA dwelling built. These extra dwellings tend to be one level. Developers are already buying houses, removing or demolishing them and building multiple dwellings on the one site. Again, these are tending to be one level. But the District Plan opens up developers buying a house, getting rid of it and putting multiple 3 storey units in it's place. This could mean fear for residents every time a For Sale sign appears in their neighbourhood. We residents should not have to live in fear of what might happen when a neighbour sells.

The only likely winners otherwise will be developers. I wonder if they care. I wonder if they would be happy with what they are building on a single section to be built next door to themselves. I somehow doubt it.

Relief sought

I want the council to remove the 3 storey allowance from the plan. There are plenty of 2 storey houses dotted around, so any buildings in existing suburbs should NOT be any taller than the existing dwellings ie. 2 storey.

I want the council to be able to permit 3 storey dwellings in NEW subdivisions only where prospective purchasers know that is in the plan for the area.

There should not be surprises for home owners.

Point 8.2

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: Oppose

Submission:

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