
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: 10/12/2023

Submission Reference Number #:91

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

Submitter:

Greg and Rose Kirby

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Attachments:

Kirby.LetObjt.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

- **Yes**

Submission points

Point 91.1

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:

RE: DISTRICT PLAN - OBJECTION

WE OBJECT to the proposed changes and we wish our objection to be officially recorded.

We only found out about the proposed rezoning of Peddie Street last week on 9 December 2023.

We were stressed to discover that the objection process is long and technical. We do not have access to a qualified town planner and a solicitor in order to make a strong submission. We do not understand why community consultation meetings have not been held to explain exactly what is proposed and the impact of the proposals.

We object to the following:

1. 19.5m high apartment blocks being built in Taradale;
2. 12m high apartment blocks being built in Taradale;
3. Commercial buildings being built in Taradale;
4. No allowance for off street parking;
5. Reduced privacy and sunlight;
6. Increased vehicle movement;
7. Increased noise to 70db all night;
8. The loss of neighbourhood character; and
9. Significant loss of value of our investment in Peddie Street

Yours faithfully

Greg Kirby and Rose Kirby

Relief sought

Considers the MRZ (Medium Density Residential Zone) in Peddie Street and HRZ (High Density Residential Zone) around

Taradale will result in a loss of neighbourhood character, sunlight, privacy, existing Peddie Street property value and result in commercial building typologies. MRZ and HRZ Standards such as HRZ-S1: Height standards will lead to an unreasonable standard of amenity with noise, street parking and vehicle movement pressure.

Point 91.2

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

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

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

1. Aircraft and community safety.

Sentiment: Oppose

Submission:

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Point 91.3

Section: MRZ - Medium Density Residential Zone

Sub-section: Objectives

Provision:

MRZ-O4: Neighbourhood character and identity

Development contributes to the creation of neighbourhoods with a medium-density built character of primarily two- to three-storey buildings, including terraced housing and low-rise apartments surrounded by landscaping.

Relates to GRZ-I2 and GRZ-I4

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Point 91.4

Section: NOISE - Noise

Sub-section: NOISE - Noise - Standards Table

Provision:

NOISE-S1: General noise limits

	For all activities that are not expressly provided for elsewhere in this chapter, the following noise standards apply:				
	Zone	7a.m. to 7p.m. L_{Aeq}(15min)	7p.m. to 10pm L_{Aeq}(15min)	10p.m. to 7a.m. the following day L_{Aeq}(15min)	10p.m. to 7a.m. the following day L_{AFmax}
	Residential Zones	50 dB	45 dB	40 dB	70 dB
				50 dB Except 10.00 p.m. to midnight	

Purpose: to enable activities anticipated in the zone while maintaining the public health and amenity effects that are expected in the zone.

City Centre Zone	60 dB	60 dB	Thursday, Friday, Saturday and the day before a public holiday - 60 dB	80 dB
Centres Zones (excluding City Centre Zone)	60 dB	60 dB	50 dB	80 dB
Mixed Use Zone	60 dB	60 dB	50 dB	80 dB
General Industrial Zone	70 dB	70 dB	70 dB	85 dB
Light Industrial Zone (incl Marine Industrial Precinct, Te Whanganui-a-Orotū (Ahuriri Estuary) Ecology and Stormwater Treatment Zone, Wastewater Treatment Precinct)	60 dB	60 dB	60 dB	85 dB
Rural Production Zone	55 dB	50 dB	45 dB	75 dB
Rural Lifestyle Zone	50 dB	45 dB	40 dB	70 dB
Open Space Zones	55 dB	50 dB	45 dB	75 dB
Airport Zone	55 dB	55 dB	45 dB	75 dB
Stadium Zone	55 dB	55 dB	45 dB	75 dB
Port Zone	Refer to Noise S3			
Tertiary Education Zone	55 dB	50 dB	45 dB	75 dB

Matters of discretion are:

1. Public health;
2. Amenity values, and
3. Functional and operational requirements.

1. Where noise generated by any activity on a site in one zone is received by any activity on a site in a different zone, the activity generating the noise must comply with the noise limits and standards of the zone at the receiving site.
2. Noise levels arising from activities must be measured and assessed in accordance with the New Zealand Standard *NZS 6801:2008 Acoustics Measurement of Environmental Sound* and the New Zealand Standard *NZS 6802:2008 Acoustics Environmental Noise* except where this chapter sets out more specific requirements.
3. Noise levels shall be measured and assessed at the following locations:
 - a. at or within the notional boundary for any site in the rural zones;
 - b. within the boundary of any site in a residential zone;

- | | | |
|--|--|--|
| | <ul style="list-style-type: none">c. 1 m from the facade of any building in the Mixed Use, City Centre, or Centre Zone (as the incident noise level), andd. at any point within the boundary of any site in any other zone. | |
|--|--|--|

Sentiment: Oppose

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Point 91.5

Section: TPT - Transport

Sub-section: Issues

Provision:

TPT-14: Traffic generation may detract from environmental and amenity values

Traffic, including from road and rail, causes adverse effects such as noise, vibration, and discharges to air and water that detract from environmental and amenity values. The design, operation and appropriate treatment solutions for the transportation network can minimise these effects while also enabling safe and efficient movement of goods and people throughout the district. Further, the design and layout of communities and connectivity networks can encourage the use of active modes and public transport, which reduce reliance on private motor vehicles and, therefore, minimise these potential adverse effects on environmental and amenity values.

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3 Windsor Terrace
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Napier
Email: gregkirby69@gmail.com

11 December 2023

The Chief Planner
Napier City Council
Email: districtplanreview@napier.govt.nz

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