
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: 14/12/2023

Submission Reference Number #:154

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

Submitter:

Angela Denby

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?

- **N/A**

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 154.1

Section: HRZ - High Density Residential Zone

Sub-section: Issues

Sentiment: Oppose

Submission:

I **oppose** the area of Vigor Brown St (from Kennedy to Carnell St) to be given the designation of a 'High Density Residential Zone'.

This area has **not** been designated a heritage overlay, despite that being recommended in the Heritage Review Report for this area.

Allowing six-storey apartment buildings in an area that was one of the earliest suburban developments in Napier (early 1900s) will **deduct** from the undeniable character of the area to such an extent that the 'character' will be lost.

Most of the houses in this part of Napier South still retain their original character of villa or bungalow. The huge majority are single-storey.

Any multi-storey building will block sunlight and privacy for surrounding properties, which will affect the quality of the living environment for current residents..

The high number of people living in a multi-storey apartment block, on a property with no on-site parking requirement, will create great congestion of cars parked on the street, and more so if there are multiple high-rise units.

Public transport is unreliable - fact. I decided to catch the bus to my classes at EIT, and soon had to resort to using my car permanently as the service was frequently unreliable or cancelled.

Relief sought

Council to **remove** 'High Density Residential Zone' allocation to the area around Vigor Brown St (Carnell St to Kennedy Rd).

That council recognises the character of this part of the street, and allocates it 'General Residential with Heritage Overlay'.

That council review their priorities around the decision to allocate Vigor Brown St (Carnell to Kennedy) to a High Density Residential Zone, and recognize and acknowledge the value of genuine character areas.

That the council recognises the recommendations of the Heritage Review Report into character zones in this area, and I quote the "significantly high levels of character".

Limit High Density Housing to areas that already have it.

Point 154.2

Section: OVR5 - Napier South Historic Heritage Overlay

Sub-section: OVR5 - Napier South Historic Heritage Overlay

Sentiment: Amend

Submission:

I wish to have the **Heritage Overlay** area of Napier South **amended** to include the area of Vigor Brown St (Carnell St to

Kennedy Rd)

This part of Vigor Brown St has a very high number of character homes that have been restored and kept in their original design, and they create a character area worth keeping.

Current owners place importance on caring for these homes, built in native timbers, and mostly of a singular era, villas or bungalows..

It does not make sense to rezone it for High Density Living, which will totally destroy the ambiance and safety of the area, due to shading, noise, inadequate off-street parking.

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- established in early 1900s, the beginning of suburbia in Napier.

Relief sought

Add Vigor Brown St (Carnell to Kennedy Rd) to the areas with Heritage Overlay status.

Retain the character and heritage values of this part of the street for Napier into the future.