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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:** 14/12/2023

**Submission Reference Number #:**156

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

**Submitter:**

Amy Lee

**Address for service:**

Amy Lee  
59 Nelson Crescent Napier South Napier 4110  
New Zealand

**Email:** amy.lee@xtra.co.nz

**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 156.1**

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

**Sentiment:** Amend

**Submission:**

I oppose Nelson Crescent (between Kennedy Road and Latham Street) and the western side of Wellesley Road (between Kennedy Road and Latham Street) being rezoned as 'high density residential'.

I live on Nelson Crescent (the section between Kennedy Road and Latham Street) and chose to purchase this property because of the character, history, and heritage of this house, the street it is on, and the neighbourhood it is within. My property pre-dates the Napier Earthquake and I have spent significant time and money maintaining and renovating the property, retaining its original character features.

Nelson Crescent is mostly made up of large, character villas and bungalows. It is unsuitable for up to 6-storey high density residential building developments.

I feel that our street should be made into a heritage area, instead, to protect the character properties/houses situated on it.

A 2019 report by Graham Linwood (Graham Linwood Architects), that provided guidance to Napier City Council on "additional parts of the City that may have additional character areas that could be identified and protected in some form" (p.2) supports this:

"Council should also consider whether Nelson Crescent, between Kennedy Road and Latham Street, should have some form of protection. Although the streetscape is not as complete as McDonald Street, it does contain a high percentage of fine representative examples of the style of architecture present (villas and bungalows) at the time. Additionally, with large sites and being close to the city centre, these properties will be at a high level of risk of redevelopment. (p.86)

"Nelson Crescent achieves 84.3% (contribution to character), which although lower than the other two streets assessed in Napier South, is still higher than other established Character Areas" (p.84)

**Relief sought**

I do not want Nelson Crescent (between Kennedy and Latham Streets) and the western side of Wellesley Road (between Kennedy and Latham Streets) to be included in a 'high density residential zone'.

I would like Nelson Crescent (between Kennedy Road and Latham Streets) to remain "main residential" zones.

I would like Wellesley Road (between Kennedy Road and Latham Streets) to remain "main residential" zones.