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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 #:**158

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

**Submitter:**

Jacqui Leake

**Address for service:**

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**I wish to be heard:** Yes

**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

- Yes

### Submission points

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**Point 158.1**

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

**Sub-section:** HRZ - High Density Residential

**Sentiment:** Amend

**Submission:**

I Oppose both Medium and High Density Housing in Napier South, in particular all High Density housing between Jull Street and Georges Drive.

Napier South is full of character family homes of Villas and Bungalows which are generally well maintained, attractive and high quality. Napier South is an area that should be preserved, preserved for its character homes and vibrant and enjoyable city living.

The High Density housing will detrimentally effect surrounding properties with intense Shade, and by greatly removing natural Sunlight. It will significantly increase residential Noise and impact on people's Privacy and increase traffic at busy times. Parking is already difficult on Napier South Streets and it will have many negative Social impacts for the community.

IF, High Density housing was built in Napier it would be more suitably considered for example on Douglas McLean and surrounding streets where housing is of poorer quality, with small state style housing on larger sections. I ask you this question, "Why would you take away the attractive Napier South Character homes, and keep an area right beside it of unattractive, small old state housing?" This area is still very close to town for walking, cycling to shops and utilising current infrastructure. Douglas McLean is opposite a reserve for people in apartment living to enjoy on their doorstep and where shade would not impact other homes on the reserve side of the street.

Napier South in particular should be preserved and kept as general residential 1-2 Storeys.

Inner city areas in Auckland, areas such as Mt Eden, Glen Eden and Ponsonby full with Character homes, have been preserved. These have remained attractive areas where people enjoy living in appealing and vibrant locations close to the city. They have not been built out in huge apartment style buildings that have taken away the Character homes.

The public consultation process on high density housing has been very poorly executed. Public awareness of what the proposed changes actually are is concerningly low. I know this because I got out on the streets and talked to people about the medium density 2-3 storey and high 6 storey plans. Most people I spoke to were not at all aware of the proposed changes, and others knew very little and no detail in particular of 6 Storey Buildings on their streets.

Only 1 letterbox drop dated 13<sup>th</sup> September has been received in Winifred Street and Surrounding streets such as McDonald and Vigor Brown, with several houses on these streets not having received a letter at all. The 4 page letter did not easily identify on the first page what the letter was actually indicating. Only the second and third pages if you read further to that point, did the information advise what the high density changes were. Eventually on on the 4<sup>th</sup> page if you turned over onto the back was the extremely unclear map, without having street names or suburbs shown anywhere. It was of very poor quality to be distributed and used for public consultation.

The radio add I heard just the once, said very little, it repeatedly said to "have your say, at sayitnapier". It did not say what the major changes were, it did not indicate what affects it would have on the public. Such as "we are proposing high density housing in Napier to 6 storeys, this may affect your street, view the changes and have your say".

Add to this only 12 weeks for submissions to be received with a closing date one week before Christmas, which is an incredibly busy and stressful time for people. It is not suitable time for people to have adequate time to learn about, hear about, talk about and consider how these changes impact them and make a submission, one week before Christmas.

No Doubt the Council will have spent millions of dollars consulting to get the draft plan to this point, but the public are generally unaware that medium and High Density housing will be introduced to Napier South and detrimentally change the face of this beautiful city.

There must be more consideration to better locate any such housing into Napier. The whole Napier South area of character homes should be preserved.

**Relief sought**

NCC need to keep the current general residential settings of 1-2 storey's in Napier South, any Medium to High Density Housing should be located in more suitable areas, while keeping large areas of character homes preserved. The whole area of Napier South to be kept as general residential and not just one section of McDonald street as heritage.

IF, High Density housing was built in Napier it would be more suitably considered for example on Douglas McLean and surrounding streets where housing is of poorer quality, with small state style housing on larger sections.

Do not take away the attractive Napier South Character homes, and keep an area right beside it of unattractive, small old state housing. This area is still very close to town for walking, cycling to shops and utilising current infrastructure. Douglas McLean Ave is opposite a reserve for people in apartment living to enjoy on their doorstep and where shade would not impact other homes on the reserve side of the street.

Napier South should stay as general residential zoning.