
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: 15/12/2023

Submission Reference Number #:197

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

Submitter:

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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

- Yes

Submission points

Point 197.1

Section: HRZ - High Density Residential Zone

Sub-section: HRZ - High Density Residential

Sentiment: Oppose

Submission:

I strongly oppose the proposal to move any current Napier suburb to high density housing up to six storeys. Napier is a beautiful city with many character homes and settled neighborhoods and allowing for monstrosity buildings up to six storeys high will greatly blemish the landscape we have, reduce property values, reduce the character of our neighborhoods and create significant challenges for surrounding residents.

It is known that high density housing brings with it its own set of environmental and social challenges which vastly impacts surrounding homes, people and properties. The Carnell Street flats that are now empty are a great example of high-density housing gone wrong. For years the residents in and around the surrounding streets (and many residents of those buildings) have faced increased crime, drug use, thefts and burglaries, police callouts, fire service callouts (including many false alarms), damage to property, gangs and associated violence and general regular violence and disturbance. The mess on the street created by a lack of adherence to following rubbish or recycling rules and guidelines was also a weekly occurrence. A number of elderly residents fled the building over time with concerns for their safety.

Introducing high density housing to our current neighborhood's will reduce light/sunlight and privacy as well as increase noise to quiet areas, increase crime, increase lack of safety and impact the current homes around the area reducing the value of said properties. It is unfair on any current property owner **AND RATE PAYER** to inflict high density housing on their current neighborhoods and saddle them with the challenges that they will face as a result of this. The decrease in property value will be upsetting enough but a decision such as this will also result in an increase in people wanting to get out of these neighborhoods which will slowly overtime reduce the overall quality of the area and create a greater number of undesirable neighborhoods within Napier. Is this what the NCC wants to do project as a part of the Art Deco capital of NZ and a desired tourist destination.

Additionally the proposal to introduce high density housing with no carparking is potentially one of the worst thought out ideas. No current Napier neighborhoods have the ability to sustain this level of vehicle traffic and with surrounding schools, footpath users and current traffic, this will create an unsafe environment. A significant number of current residents do not have off street parking and park on the street which results in a shortage of parking already in many areas. Is it really fair that homeowners face the challenge of not being to park anywhere near their own home.

High density housing does not allow for residents to access a normal residential environment. Children need gardens and outdoor areas to play. Residents need gardens to grow their own plants. Humans in general need to be able to access these simple things. Napier is not a city with a desire to move to multi level high density apartment buildings and a norm of public transportation as the main method of travel. If people are looking for this kind of lifestyle, they will move to a city that sustains this environment.

Relief sought

Decision to remove all high density housing proposals within existing Napier residential areas.

Maintain all current suburbs at a maximum of two storey building height.

To zone any high density housing outside current city limits that will result in **NO** impact to current neighborhoods. Example - Prebensen Drive outwards. Additionally, the top of Hospital Hill is sitting vacant and has previously held multi level buildings.

To ensure any housing that is allowed has off street parking and green spaces for all residents.

To increase the number of green areas within Napier. Current Carnell Street land where flats are being demolished should be re-zoned to a green area for children and residents.

Look at introducing more safe housing for the elderly with carparking and green spaces.

Napier City Council has the chance to grow and create a beautiful city right now, NOT ruin it!

Point 197.2

Section: MRZ - Medium Density Residential Zone

Sub-section: MRZ - Medium Density Residential

Sentiment: Oppose

Submission:

I strongly oppose the proposal to move any current Napier suburb to medium density housing up to three storeys. Napier is a beautiful city with many character homes and allowing for three storey buildings will greatly blemish the landscape we have, reduce property values, reduce the character of our neighborhoods and create significant challenges for surrounding residents.

It is known that medium and high density housing brings with it its own set of environmental and social challenges which vastly impacts surrounding homes, people and properties. The Carnell Street flats that are now empty are a great example of high-density housing gone wrong. For years the residents in and around the surrounding streets (and many residents of those buildings) have faced increased crime, drug use, thefts and burglaries, police callouts, fire service callouts (including many false alarms), damage to property, gangs and associated violence and general regular violence and disturbance. The mess on the street created by a lack of adherence to following rubbish or recycling rules and guidelines was also a weekly occurrence. A number of elderly residents fled the building over time with concerns for their safety.

Introducing medium density housing to our current neighborhood's will reduce light/sunlight and privacy as well as increase noise to quiet areas, increase crime, increase lack of safety and impact the current homes around the area reducing the value of said properties. It is unfair on any current property owner **AND RATE PAYER** to inflict medium density housing on their current neighborhoods and saddle them with the challenges that they will face as a result of this. The decrease in property value will be upsetting enough but a decision such as this will also result in an increase in people wanting to get out of these neighborhoods which will slowly overtime reduce the overall quality of the area and create a greater number of undesirable neighborhoods within Napier. Is this what the NCC wants to do project as a part of the Art Deco capital of NZ and a desired tourist destination.

Additionally the proposal to introduce medium density housing with no carparking is potentially one of the worst thought out ideas. No current Napier neighborhoods have the ability to sustain this level of vehicle traffic and with surrounding schools, footpath users and current traffic, this will create an unsafe environment. A significant number of current residents do not have off street parking and park on the street which results in a shortage of parking already in many areas. Is it really fair that homeowners face the challenge of not being to park anywhere near their own home.

Medium density housing with no green area or carparking does not allow for residents to access a normal residential environment. Children need gardens and outdoor areas to play. Residents need gardens to grow their own plants. Humans in general need to be able to access these simple things.

Relief sought

Decision to remove all medium density housing proposals within existing Napier residential areas/suburbs.

Maintain all current suburbs at a maximum of two storey building height.

To zone any medium density housing outside current city limits that will result in **NO** impact to current neighborhoods. Example - inner city, Prebensen Drive outwards, Ahuriri where there is already apartment zoning and Napier Hill - sitting vacant and has previously held multi level buildings.

To ensure any housing that is allowed has off street parking and green spaces for all residents.

To increase the number of green areas within Napier. Current Carnell Street land where flats are being demolished to be re-zoned to a green area for children and residents.

Look at introducing more safe housing for the elderly with carparking and green spaces.

Napier City Council has the chance to grow and create a beautiful city right now, NOT ruin it!