
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 #:227

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

Submitter:

Bronwyn Alexander

Address for service:

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New Zealand

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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

- No

Submission points

Point 227.1

Section: MRZ - Medium Density Residential Zone

Sub-section: MRZ - Medium Density Residential

Sentiment: Amend

Submission:

I do not support McDonald St becoming Medium Density or High-Density housing. We purchased our house recently in this street because we appreciate the character homes and wish to protect our villa which is over 100 years old. We value this particular architectural style which is common in our neighbourhood and we will be going to great expense to restore and protect the heritage features of our property. We know that many of our neighbours have also spent much time and money restoring their own homes. I think it would be very sad and disappointing to lose the special character of our neighbourhood and for these very special houses to be replaced with modern builds that do not have the same architectural value to New Zealand.

McDonald Street is already a very busy street as it backs onto Nelson Park School. Street parking is already difficult and there are a lot of cars driving quite fast at times down our street. Building medium/high density houses will further exacerbate these issues.

I would be very concerned about the environmental impact of building more houses on sections in our neighbourhood. The loss of gardens, established trees and greenspaces would have a detrimental impact on birdlife as well as the wellbeing of our community. I would also be concerned about future flooding events as too much concrete is not conducive to good drainage.

I would also be very concerned with our lack of privacy and sunlight if multistorey houses were to be built alongside our property

Relief sought

Please reconsider zoning McDonald St as High/Medium density housing as our unique neighbourhood needs to be preserved for future generations. There are other neighbourhoods in Napier with less historical architecture which would accommodate High/Medium density housing better than ours.