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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:** 28/10/2023

**Submission Reference Number #:**24

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

**Submitter:**

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**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?

- 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

- N/A

## Submission points

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**Point 24.1**

**Section:** MRZ - Medium Density Residential Zone

**Sub-section:** Objectives

**Provision:**

MRZ-O2: Community wellbeing

Development and activities contribute to safety, security, social wellbeing, and connectivity in communities.

*Relates to GRZ-12 and GRZ-14*

**Sentiment:** Amend

**Submission:**

I live in a street-Lowry Terrace- where Kainga Ora is proposing to erect multiple dwellings on three sections owned by them. Currently there are single dwellings on each section housing only one or two people. If Kainga Ora, who is the worst landlord in New Zealand, is given consent they will put seven multi-storey dwellings on each section; this means 21 dwellings where there used to be three, possibly meaning 100 new residents in a quiet neighbourhood. This is going to create multiple problems for our neighbourhood, with regard to noise control, traffic, security, criminal activity, anti-social behaviour, and well-being. We simply don't have the infrastructure for this type of housing.

**Relief sought**

I think it's of vital importance that both Kainga Ora and Napier City Council consult, communicate, and LISTEN to the residents in affected areas like Barker Road, and Lowry Terrace. It is a very quiet and peaceful neighbourhood.

I understand the need for social housing. However this should not jeopardize the safety, privacy, and wellbeing of current residents. We value our safety, peace and privacy.

There are no current amenities such as parks for children to play in.

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**Point 24.2**

**Section:** MRZ - Medium Density Residential Zone

**Sub-section:** Objectives

**Provision:**

MRZ-O4: Neighbourhood character and identity

Development contributes to the creation of neighbourhoods with a medium-density built character of primarily two- to three-storey buildings, including terraced housing and low-rise apartments surrounded by landscaping.

*Relates to GRZ-12 and GRZ-14*

**Sentiment:** Amend

**Submission:**

I had a very interesting conversation with a homeowner in my neighbourhood today. She owns a former state house that was built in the 1930s; it has a stucco facade. These dwellings and others similar to it are protected by Heritage places; this means that the homeowners cannot change the facades of their homes.

The Kainga Ora homes at numbers 3 and 5 Lowry Terrace, and the dwellings on the corner of Bedford and Lowry Terrace are all early examples of State housing. They surely should be protected by heritage status. I will be investigating that issue this week, mark my words.

This is a neighbourhood of predominantly single storey dwellings inhabited by people who value their peace and privacy. By consenting to new builds of 'two-to-three-storey buildings including terraced housing, and low rise apartments', it will significantly

alter the character and identity of this neighbourhood adversely.

I reiterate, I am not opposed to new social housing; however, the lack of consultation and communication is disturbing and akin to a dictatorship.

**Relief sought**

Please amend this objective to exclude low rise apartments and terraced housing. Replacing one dwelling with seven is not conducive to community wellbeing, safety, character, or identity.

Please think of existing residents.

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**Point 24.3**

**Section:** MRZ - Medium Density Residential Zone

**Sub-section:** Policies

**Provision:**

MRZ-P3: Quality living environments - adjoining sites

Require development to maintain a quality living environment for adjoining sites by providing a reasonable standard of sunlight access and privacy and by minimising adverse visual and dominance effects.

*Relates to MRZ-O3*

**Sentiment:** Amend

**Submission:**

If Kainga Ora is given consent to build at numbers 3 and 5 Lowry Terrace, I would expect this policy to be upheld by Napier City Council.

I do not want my peace and privacy to be affected by poor policy making, decisions, and lack of consultations by both Kainga Ora and Napier City Council.

Placing 21 new dwellings where once there were three or four does not 'maintain a quality living environment for adjoining sites.'

**Relief sought**

Please amend this policy so that only single storey dwellings can be built and reduced to three per section.