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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:** 03/12/2023

**Submission Reference Number #:**64

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

**Submitter:**

Tracey Reyburn

**Address for service:**

Tracey Reyburn  
49 Hunter Drive Awatoto Napier 4110  
New Zealand

**Email:** tracey.reyburn@xtra.co.nz

**Attachments:**

Tracey Reyburn Submission.pdf

**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

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**Point 64.1**

**Section:** SD - Transport and Infrastructure Provision

**Sub-section:** General

**Provision:** General

**Sentiment:** Amend

**Submission:**

SD-TI-I2: Transport

A transport system which is highly connective for all modes of transport will help support a well-functioning urban environment.

**SD-TI-I2: Transport**

This may fall beyond the capacity of Napier Council and into the Regional council but I dream of a train service between Napier and Hastings as there used to be.

**Relief sought**

**SD-TI-I2: Transport**

This may fall beyond the capacity of Napier Council and into the Regional council but I dream of a train service between Napier and Hastings as there used to be. The train line already exists between the two cities and passenger trains used to exist in Napier. The service could run back and forth between Napier central (e.g. a small station on Munroe street near Pak'n'Save) and Hastings central (near the clock tower) with MyWay transport and bus services offering good connectivity to the hospital, Napier Health Centre etc. It could also be used by people wanting to cycle instead of commuting by car between the two cities. This would reduce the pressure on the expressway and be more efficient and more widely used than existing public transport options. It could also lead to better health outcomes by making the hospital more accessible to avoid missed appointments and to increase cycling and walking.

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**Point 64.2**

**Section:** SD - Urban Form and Development

**Sub-section:** Issues

**Provision:**

**SD-UFD-I2: Housing supply**

Napier is facing rising housing unaffordability. A lack of housing supply and diversity has adverse consequences on the health and wellbeing of our communities.

Explanation

More houses are required in Napier to keep up with demand. A lack of housing supply has consequential effects on the affordability of housing.

The National Policy Statement on Urban Development 2020 requires the inclusion of housing bottom lines in District Plans. A range of housing typologies is also required to provide for changing demographics and market demands. Housing development in Napier has historically been 3-4 bedroom single detached houses on generous sites. Smaller houses on smaller sites can provide for young singles and couples, 'empty nesters' looking to downsize, and affordable housing. Larger houses (5+ bedrooms, multiple kitchens) can accommodate multigenerational/extended families or communal living arrangements. Supply of only one housing typology to the market reduces choice and options for different household types and, therefore, undermines

social cohesion.

**Sentiment:** Support

**Submission:**

**SD-UFD-I2: Housing supply**

I agree with intensification of housing in the Napier city centre to increase supply and offer more options to suit different demographics. This will give more vibrancy to the city centre and reduce sprawl which removes trees/fertile land and results in people travelling longer distances to access shops etc.

I would like to see a zone in the city centre which allows for both retail and residential buildings combined- ideally this would follow the European model with shops/cafe's on the ground floor and residences above. This would allow the city to continue to provide walking-friendly shopping and services while increasing housing, rather than just being streets of apartments. This must incorporate features which align with the historical Art Deco architecture of the city.

**Relief sought**

I would like to see a zone in the city centre which allows for both retail and residential buildings combined- ideally this would follow the European model with shops/cafe's on the ground floor and residences above. This would allow the city to continue to provide walking-friendly shopping and services while increasing housing, rather than just being streets of apartments. This must incorporate features which align with the historical Art Deco architecture of the city.

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**Point 64.3**

**Section:** CCZ - City Centre Zone

**Sub-section:** Policies

**Provision:**

CCZ-P4: City living

Enable residential development including conversions in the city centre while:

- a. managing development to achieve a reasonable standard of amenity for residents, and
- b. avoiding residential units at the ground floor along the street frontage of centre streets.

*Relates to CCZ-O2*

**Sentiment:** Support

**Submission:**

I support the zoning of the CBD allowing for residential buildings, while avoiding residential units on the ground floor to allow for retail/ cafe/ restaurant spaces

I would like to see it specified in this section that new buildings must preserve the historical Art Deco feel of the CBD

I would like this zone to cover the area of Marewa Shops too, which is close to the city centre, and could also provide mixed use retail/residential buildings, while still being very accessible to the CBD.

**Relief sought**

I would like to see it specified in this section that new buildings must preserve the historical Art Deco feel of the CBD

I would like this zone to cover the area of Marewa Shops too, which is close to the city centre, and could also provide mixed use retail/residential buildings, while still being very accessible to the CBD.

## Nicola North

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**From:** Tracey Reyburn <tracey.reyburn@xtra.co.nz>  
**Sent:** Monday, 4 December 2023 10:08  
**To:** District Plan Review  
**Subject:** Re: FW: CS-954 Eplan not loading page

Caution: This email originated from outside Napier City Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Nicola,

Wow you are amazing! Thank you so much for all your extra time helping me, I really appreciate it!

I've written my submission below, hopefully the format is ok.

Can't wait to be back in Napier soon!

**Submission form on notified proposed Napier District Plan**

Full name: Tracey Reyburn

Email address: [tracey.reyburn@xtra.co.nz](mailto:tracey.reyburn@xtra.co.nz)

Postal address: 49 Hunter Drive, Awatoto, Napier, 4110

Do you wish to speak to your submission: No

I COULD NOT gain an advantage in trade competition through this submission

I AM NOT 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

I DO NOT WISH to be heard in support of my submission

If others make a similar submission I WILL NOT consider presenting a joint case with them at a hearing

Tracey Reyburn 3/12/23

**The specific provisions of the proposal that my submission relates to are:**

**Part 2**

**SD-TI-12: Transport**

This may fall beyond the capacity of Napier Council and into the Regional council but I dream of a train service between Napier and Hastings as there used to be. The train line already exists between the two cities and passenger trains used to exist in Napier. The service could run back and forth between Napier central (e.g. a small station on Munroe street near Pak'n'Save) and Hastings central (near the clock tower) with MyWay transport and bus services offering good connectivity to the hospital, Napier Health Centre etc. It could also be used by people wanting to cycle instead of commuting by car between the two cities. This would reduce the pressure on the expressway and be more efficient and more widely used than existing public transport options. It could also lead to better health outcomes by making the hospital more accessible to avoid missed appointments and to increase cycling and walking.

**SD-UFD-12: Housing supply**

I agree with intensification of housing in the Napier city centre to increase supply and offer more options to suit different demographics. This will give more vibrancy to the city centre and reduce sprawl which removes trees/fertile land and results in people travelling longer distances to access shops etc.

I would like to see a zone in the city centre which allows for both retail and residential buildings combined- ideally this would follow the European model with shops/cafe's on the ground floor and residences above. This would allow the city to continue to provide walking-friendly shopping and services while increasing housing, rather than just being streets of apartments. This must incorporate features which align with the historical Art Deco architecture of the city.

**Part 3**

**CCZ-P4: City living**

I support the zoning of the CBD allowing for residential buildings, while avoiding residential units on the ground floor to allow for retail/ cafe/ restaurant spaces

I would like to see it specified in this section that new buildings must preserve the historical Art Deco feel of the CBD

I would like this zone to cover the area of Marewa Shops too, which is close to the city centre, and could also provide mixed use retail/residential buildings, while still being very accessible to the CBD.

On 30/11/2023 21:38 CET District Plan Review <districtplanreview@napier.govt.nz> wrote:

Hi Tracey,

As per below, you were right! It looks like the problem was that there is a block on international access. The option would be to use a VPN if you are comfortable with that, otherwise I have attached the plan in it's PDF form in four parts below:

I'm using Adobe Acrobat.

You can view and comment on "Part 1 - Introduction and General Provisions.pdf" at:

<https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:59c0c476-2e77-490d-b499-9bdec0132984>

I'm using Adobe Acrobat.

You can view and comment on "Part 2 - District-wide Matters.pdf" at:

<https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:3c0e6153-36d8-4495-b0d5-4b4c70f48fb3>

I'm using Adobe Acrobat.

You can view and comment on "Part 3 - Area-specific Matters.pdf" at:

<https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:70a03d61-2c9a-491b-9ee9-e5d466d390f9>

I'm using Adobe Acrobat.

You can view and comment on "Part 4 - Appendices and Schedules.pdf" at:

<https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:49ab778f-b84f-4a5f-87ba-5d12c0e1d343>

And a PDF copy of the submission form – if it's easier for you you can write this as an email – just make sure to include all the information that is requested on the form!

I'm using Adobe Acrobat.

You can view "PDPR Submission Form - Final.pdf" at:

<https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:172c7896-2e22-455c-9ed4-e38686b2c562>

It was a journey but we finally figured it out! If you have any other questions just let me know.

Kind regards,

[REDACTED]

REGULATORY ADMINISTRATOR

Napier City Council, Private Bag 6010, Napier 4142

[REDACTED] [www.napier.govt.nz](http://www.napier.govt.nz)

