
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: 23/11/2023

Submission Reference Number #:66

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

Submitter:

Amanda Jackson

Address for service:

Amanda Jackson
78 McDonald Street Napier 4110
New Zealand

Email: breconbeacons1@gmail.com

I wish to be heard: Yes

I am willing to present a joint case: Yes

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 66.1

Section: MRZ - Medium Density Residential Zone

Sub-section: General

Provision: General

Sentiment: Amend

Submission:

Resource Management Act 1991

Clause 6 of Schedule 1

Proposing that McDonald Street will become "Medium Density" housing under the new proposed plan. This means it will go from 1-2 storey residential buildings to 2-3 storey residential buildings.

I do not oppose the specific provisions per se but wish to have the broad brush amended.

I totally understand and support the need for more housing so that everyone in this city can receive their basic human right i.e. to have a place to live.

I realise we need to build many many more houses that we have to ensure everyone is able to find a place to live with a roof over their head.

I understand there will be sections that come up for sale periodically and buyers and developers may wish to build multiple level houses on these sections to increase the housing supply.

But I am very concerned that the new builds may not enhance or support, may even ruin the character of the neighbourhoods they are in if a firm, well designed and appreciated caveat is not enforced.

All over the country we can see blocks of new housing, some social housing, some mixed, some only for people who can afford expensive houses. I welcome the diversity this will bring to our neighbourhood in a social and cultural sense but it is vital that respect and adherence to the character of the build is a compulsory component to permission being given. In Aro Street in Wellington, well-designed 3 storey town houses have popped up everywhere, add to the charm and character of the existing villas and cottages. It can be done well. In our street, lamentably, the opposite is also true from some years ago and it is important that these mistakes not be repeated. Three storeys doesn't mean ugly, it can be charming and cleverly proportioned and considerately built. If that is a given, Napier continues to be a beautiful city.

Relief sought

I therefore seek that:

Consultation be required with neighbouring owners to agree on the design, position on the section and any other relevant details that will impact the character of the street and the living experience of existing residents.

Consideration be given to the style of new build to ensure it is in keeping with the special character and street appeal of existing buildings. This could manifest as a job, like a planner, so that new residences enhance our city with diverse occupants and don't threaten to ignore the character that is already there.

We don't leave ourselves in the hands of developers. We must be in the hands of planners and designers with vision first, so that our streets reflect, respect, and acknowledge their character.