

---

## 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:** 05/12/2023

**Submission Reference Number #:**76

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

**Submitter:**

Leigh Mitchley

**Address for service:**

Leigh Mitchley  
50D Puketapu Road Taradale Napier 4112  
New Zealand

**Email:** mitchleyleigh@hotmail.com

**Attachments:**

Submission Leigh Mitchley.pdf

**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

- **Yes**

### Submission points

---

**Point 76.1**

**Section:** HRZ - High Density Residential Zone

**Sub-section:** Objectives

**Provision:**

HRZ-O3: Quality living environments

Development and activities provide quality living environments for residents while recognising the amenity provided in the nearby centre and public open space.

*Relates to GRZ-I2 and GRZ-I4*

**Sentiment:** Oppose

**Submission:**

I have read the Napier City Proposed District Plan and I wish to have it recorded that I OBJECT to the proposed changes.

The Council acknowledges in the document 'Napier City Council Proposed District Plan Topic Summary: High Density Residential Zone Key Outcomes Inner City Living' that the proposed high density city living is not a sound solution to the housing issue in Napier, and I quote:

'Quality Living Environments'

While we need to provide for more homes to meet demand from a growing population with multiple types of typologies, this comes with increased risk of poor-quality outcomes including safety and security issues for private property, streets and public open spaces, unhealthy living environments (e.g. lack of privacy and sunlight), and reduced vegetation coverage.'

The argument that infrastructure already exists and therefore reduces costs is not applicable because the infrastructure is insufficient for current use by residents. More people crammed into these designated high and medium density zones is NOT going to make the problems of lack of housing and failing infrastructures go away. The main attraction (quiet, peaceful, safe, etc.) of the coastal city of Napier will be lost to slums.

Vulnerable citizens of Taradale, more particularly, Peddie Street are going to be left to find other housing - that does not exist! Elderly, infirm and special needs citizens do not want to live in high rise apartments. Retired citizens live on fixed incomes and do not have the finances, energy or expertise to relocate.

The community of Peddie Street is aware of the special needs residents at 7 and 7A Peddie Street and looks out for them, always being kind and helpful. Where will they go?

The situation is disastrous. I would like to know what the demand is for studio apartments and 1,2 and 3 bedroom units in Taradale. Property investors are going to buy these properties and put tenants in them and Taradale is going to become a slum. Those who cannot move are going to put up high fences and increase security of their property -the result will be an unhealthy living environment.

I urge the Council to think about the legacy they will be creating for the long established Taradale and Greenmeadows suburbs.

**Relief sought**

I urge the Council to think about the legacy they will be creating for the long established Taradale and Greenmeadows suburbs.

---

**Point 76.2**

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

**Sub-section:** Issues

**Provision:**

SD-TI-11: Provision of infrastructure

Infrastructure is required to enable growth, including intensification and expansion of the urban area.

The Council has limited resources and significant infrastructure costs. This includes both renewal of existing infrastructure assets and investment in the infrastructure required to provide for anticipated growth.

**Sentiment:** Oppose

**Submission:**

The argument that infrastructure already exists and therefore reduces costs is not applicable because the infrastructure is insufficient for current use by residents. More people crammed into these designated high and medium density zones is NOT going to make the problems of lack of housing and failing infrastructures go away. The main attraction (quiet, peaceful, safe, etc.) of the coastal city of Napier will be lost to slums.

**Relief sought**

(Relief sought is not included)

Ms Leigh Mitchley  
50D Puketapu Road  
Taradale  
Napier  
Email: mitchleyleigh@hotmail.com

6 December 2023

Napier City Council  
Email: [districtplanreview@napier.govt.nz](mailto:districtplanreview@napier.govt.nz)

To Whom It May Concern

**RE: DISTRICT PLAN - OBJECTION**

I have read the Napier City Proposed District Plan and I wish to have it recorded that I **OBJECT** to the proposed changes.

The Council acknowledges in the document '*Napier City Council Proposed District Plan Topic Summary: High Density Residential Zone Key Outcomes Inner City Living*' that the proposed high density city living is not a sound solution to the housing issue in Napier, and I quote:

*'Quality Living Environments*

*While we need to provide for more homes to meet demand from a growing population with multiple types of typologies, this comes with increased risk of poor-quality outcomes including safety and security issues for private property, streets and public open spaces, unhealthy living environments (e.g. lack of privacy and sunlight), and reduced vegetation coverage.'*

The argument that infrastructure already exists and therefore reduces costs is not applicable because the infrastructure is insufficient for current use by residents. More people crammed into these designated high and medium density zones is NOT going to make the problems of lack of housing and failing infrastructures go away. The main attraction (quiet, peaceful, safe, etc.) of the coastal city of Napier will be lost to slums.

Vulnerable citizens of Taradale, more particularly, Peddie Street are going to be left to find other housing – that does not exist! Elderly, infirm and special needs citizens do not want to live in high rise apartments. Retired citizens live on fixed incomes and do not have the finances, energy or expertise to relocate.

The community of Peddie Street is aware of the special needs residents at 7 and 7A Peddie Street and looks out for them, always being kind and helpful. Where will they go?

The situation is disastrous. I would like to know what the demand is for studio apartments and 1,2 and 3 bedroom units in Taradale. Property investors are going to buy these properties and put tenants in them and Taradale is going to become a slum. Those who cannot move are going to put up high fences and increase security of their property – the result will be an unhealthy living environment.

I urge the Council to think about the legacy they will be creating for the long established Taradale and Greenmeadows suburbs.

Yours faithfully

A handwritten signature in blue ink that reads "Leigh Mitchley". The signature is written in a cursive style with a large, looping "L" and "M".

Leigh Mitchley