
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: 26/09/2023

Submission Reference Number #:1

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

Submitter:

Richard Brown

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

- No

Submission points

Point 1.1

Section: SUB - Subdivision

Sub-section: Issues

Provision:

SUB-I1: Subdivision design should reflect the characteristics and amenity values of the locality in which it is located. Subdivision of land should be designed in a manner that is appropriate to the scale, density, and type of development anticipated by the objectives and policies of the relevant zone or precinct, including any identified characteristics of the neighbourhood.

Sentiment: Amend

Submission:

It is proposed that our land (which we have owned since 1998) will be classified as Rural life style.

The first thing I would like to do is to reconcile provision RLZ-R13A which appears to indicate that one can have any residential property subject to it being more than 2500 square metres within a Rural lifestyle zone, with provision SUB-S3 which indicates a minimum allotment size of 5000 square metres, with an average allotment size of 1.5 hectares. **There appears to be an inconsistency between the two clauses**, which would be useful to clarify. We currently own a lot of 1.79 hectares and are considering subdividing into 3 lots each of over 5000 square metres. The individual lot size is not an issue, though the average lot size would be. Proposed covenants on the two proposed additional lots would be very similar to those of our current property.

We would ideally like to see the clause around average lot size removed, though like the idea of 5000square metre lots which will still very much retain the quality of the environment and allow sizeable plots near to the centre of town. We are aware too of other recent subdivisions within the vicinity, which have been allowed to proceed on this basis and in one significant subdivision off Prebensen Drive with significantly smaller lot sizes than what we are hoping to put in ourselves.

Given the recent Cyclone and in particular the near miss for Taradale, along with what we believe is the Council's desire to maximise the use of existing lots for future developments we would ask that this be reconsidered.

Relief sought

Remove the clause around average lot size for Rural Life style properties.