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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:** 13/12/2023

**Submission Reference Number #:**115

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

**Submitter:**

Currie Family Trust

**Address for service:**

Alison Francis  
Bay Planning Ltd  
114 Queen Street East Hastings 4122  
New Zealand

**Email:** alison@bayplanning.co.nz

**Attachments:**

225 Waverley Road Submission FINAL.pdf

**I wish to be heard:** Yes

**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 115.1**

**Section:** Planning Maps

**Sentiment:** Amend

**Submission:**

In summary we wish to see the properties at 225 Waverley Road and 45 Ulyatt Road, Meeanee rezoned from the proposed Rural Production Zone to either:

- Large Lot Residential, or
- Future Urban Zone

Due to a previous inclusion in the HPUDS document and encroachment of nearby retirement village we believe that the proposed zoning is incorrect.

Please see attached document.

**Relief sought**

Rezone the properties at 225 Waverley Road and 45 Ulyatt Road, Meeanee to either:

- Large Lot Residential, or
- Future Urban Zone.

13 December 2023

Attention:

Napier City Council

Proposed District Plan

Submissions

**Submission to the District Plan Committee on behalf of Currie Family Trust with regards to:  
225 Waverley Road, Meeanee (Lot 2 SP 542512)**

### 1. Background

2. Our client, Currie Family Trust, owns 225 Waverley Road, Meeanee (Lot 2 DP 542512), a 6.4ha block located at the western end of Waverley Road, bordered on the western side by the Napier-Hastings expressway, and 45 Ulyatt Road (Lot 1 DP 585046), a 1.079ha block on the eastern side of Tannery Road.

**Figure 1:** Location of 225 Waverley Road, and 45 Ulyatt Road, Meeanee (source: GRIP):



3. 225 Waverley Road is a flat and vacant site and used by our client to operate their business, Instant Green. Instant Green provides (amongst other things) instant lawns, which are grown at this site, removed and transported to customers.
4. 45 Ulyatt Road is a residential property, with our clients house and part of the sheds used to house the equipment for the business. To the immediate north, at 25-35 Ulyatt Road is the Bupa Retirement Village.
5. The site is serviced by bore water, and there is a surplus of water that is sold to Bupa. Bupa is on NCC supply for their internal water, but all external water use for the gardens comes from the bore. The site is not serviced by the Council's sewer system.

#### **6. Operative District Plan:**

7. The site is currently zoned Main Rural under the Operative District Plan.

#### **8. HPUDS and Future Urban Strategy:**

9. The Heretaunga Plains Urban Development Strategy (HPUDS) was developed by Hastings District Council, Napier City Council and Hawke's Bay Regional Council. It was released in 2017 and has a strategic view to 2045 to:

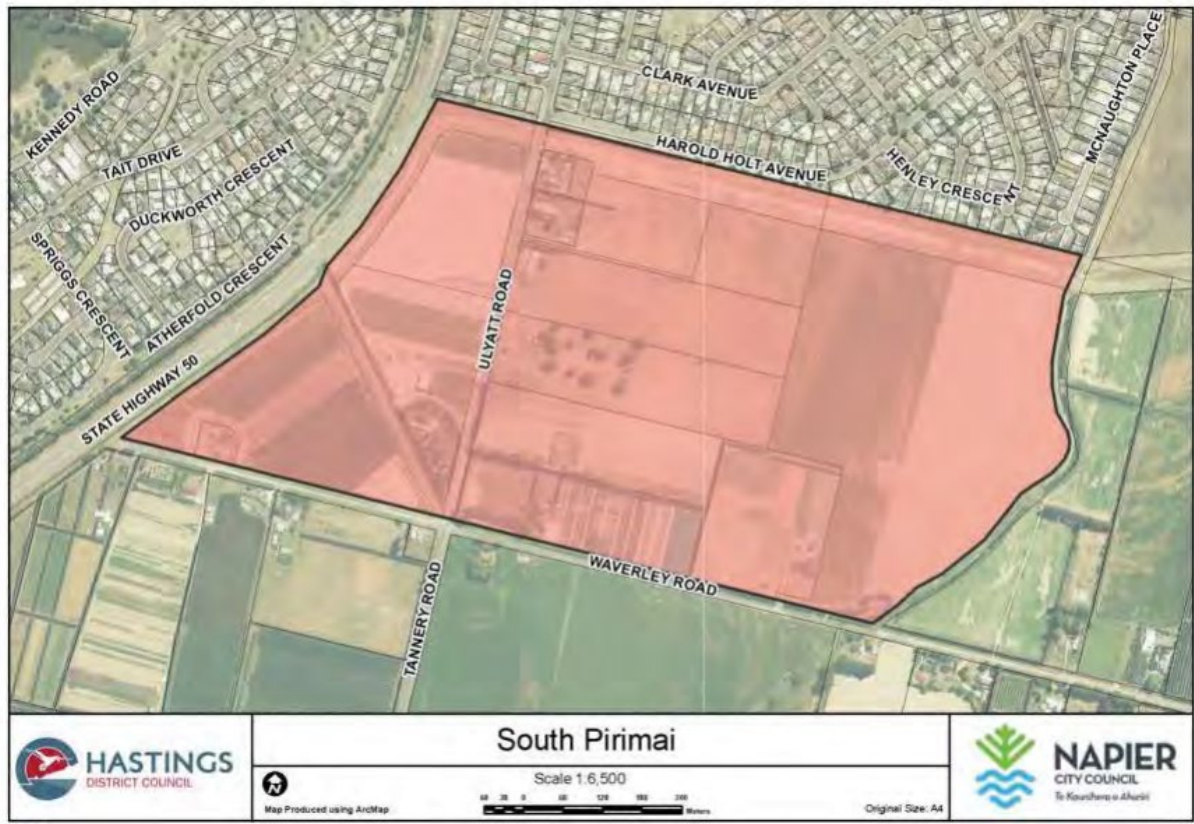
*“Assist the Local Authorities to plan and manage growth on the Heretaunga Plains while recognising the value of water and soil as a significant resource for ongoing food production and as a major contributor to the regional economy”*

10. The subject site is part of a Reserve Area identified as “South Pirimai”. Reserve areas were identified as:

*“Replacements, and may also be advanced if there is a rapid and significant change in growth demand, or retirement village needs cannot be reasonably met within the preferred greenfields areas” (pg 5)*

11. The “South Pirimai” area incorporated the area from Harold Holt Avenue down to Waverley Road, with the eastern boundary at Tannery Stream. This area, as seen today, is a mix of small lifestyle lots, larger horticultural lots and the Bupa retirement village, located in the north-western corner of the area. The development of the Bupa retirement village is a clear example of the use of the area as a “Reserve Area” identified under HPUDS.

**Figure 2:** South Pirimai as outlined in HPUDS (Source: HPUDS)



12. The Operative Napier City Council does recognise the HPUDS Residential Growth Areas, with all areas having at least an overlay if not a structure plan associated with them. Many of these areas have seen significant residential growth and development in the recent years.

- Bay View – Operative Plan Zone: Rural Residential and Greenfield Growth Area overlay
- Parklands – Operative Plan Zone: Main Residential (Structure Plan Lagoon Farm and Citrus Grove)
- Park Island – Operative Plan Zone: Main Residential (Structure Plan Lagoon Farm and Citrus Grove)
- Riverbend/The Loop: Main Rural and Greenfield Growth Area overlay
- Te Awa: Main Residential (Structure Plan Te Awa)
- Western Hills: Residential Precinct – Mission Hills

13. However, no specific zoning or overlay has been placed over the South Pirimai Reserve Area. We presume this is due to the above areas providing for the predicted and actual growth over the last few years.

14. We note that part of the South Pirimai Reserve Area has been developed by Bupa into a retirement village, which is the activity anticipated by HPUDS for the reserve areas.



## 15. Proposed District Plan Zone

16. The proposed zone for this site and the remainder of the South Pirimai Reserve Area that has not been developed for retirement village purposes is **Rural Production Zone**. There is no overlay for any future development or greenfield growth area.

17. We note that the current HPUDS Residential Growth Areas previously referred are now recognised as Development Areas:

- DEV1 – Te Awa Development Area
- DEV2 – Wharerangi Road Development Area
- DEV3 – Mission Development Area
- HPUDS Residential Growth Area 3 Park Island, is now zoned Medium Density Residential

## 18. Preparing for Future Urban Growth

19. The Proposed District Plan has not identified any new areas for residential growth, the summary of the Proposed Residential Zone Provisions (pg 26, Section 32 Report, Residential Zones) notes that the zones have been “rolled over” from the Operative District Plan with no or very minor change. The Housing Development Capacity Assessment 2021 (prepared by M.E Consulting) has identified that the current Residential zones have sufficient capacity for predicted growth, especially if growth is directed to more medium and high density developments.

20. We do not seek to contest these findings. However, we do note that the Housing Development Capacity Assessment 2021 states that there has been a “strong uplift increase in the consents for retirement dwellings” (pg 61) in Napier. Further to that, as part of the Draft District Plan feedback from August 2021, the key findings includes:

*The activity status for retirement villages in the Large Lot Residential Zone has been amended to Discretionary rather than prohibited.*

21. At this point in time, we cannot see any evidence of Large Lot Residential Zones in close proximity to the southern urban boundaries of the General Residential Zone proposed. We consider that this could lead to issues in the future as the population continues to age and areas large enough to accommodate retirement villages are limited.

22. By amending the zoning of the subject site to either Large Lot Residential or Future Urban, the Council will be providing for future residential growth on a site that is immediately adjacent to an existing retirement village and within close proximity to the edge of the urban area. As the site is constrained by Ulyatt, Tannery and Waverley Roads, it is limited in its ability to be used for highly productive purposes. Our client is already finding that there are some reverse sensitivity effects on the residents of the Bupa Village by his current use of the site and as the village grows the southern boundary of the property at 35 Ulyatt Road, our client is concerned that this will put further pressure on his business to relocate out of the urban area.

23. We consider that the subject site is appropriate for re-zoning to provide for future residential/retirement growth.

#### **24. Future Development Strategy**

25. We acknowledge that at this time and into 2024, Hastings District Council and Napier City Council are preparing a new Future Development Strategy to supersede HPUDS. We will be submitting on behalf of our clients in that process as well.

#### **26. Submission on Proposed District Plan and Relief Sought**

**Property:** 225 Waverley Road and 45 Ulyatt Road, Meeanee. To be zoned Rural Production Zone.

**Submission:** Amend

**Relief sought:** To include provision for future residential growth, likely to be retirement village growth by zoning this property either:

- Large Lot Residential, or
- Future Urban Zone.

Any future development would require a Structure Plan (as required by the Policy UD10.3 in the RPS).

We wish to be heard on our submission.

Regards



Alison Francis MNZPI  
Director Bay Planning Ltd