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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:** 14/12/2023

**Submission Reference Number #:**124

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

**Submitter:**

Robyn Sinden

**Address for service:**

Tom Hosford  
Mitchell Daysh  
7 market Street, Napier South, Napier 4112  
New Zealand

**Email:** tom.hosford@mitchelldaysh.co.nz

**Attachments:**

Robyn Sinden Submission to Napier Proposed District Plan.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 124.1**

## Section: Planning Maps

**Sentiment:** Amend

**Submission:**

### BACKGROUND

Robyn Sinden owns a parcel of land located at 100 Churchill Drive, Taradale which comprises of a total land area of 2.001 hectares which is zoned Rural Residential under the Operative District Plan. The site is accessed from the terminus end of Churchill Drive and directly adjoins the Main Residential Zone. Land to the east which is also zoned Rural Residential has been subdivided into residential allotments ranging from 1,019m<sup>2</sup> to 5,256m<sup>2</sup> in site area. This consists of the ten properties from 24-42 Churchill Drive.

### PROPOSED NAPIER DISTRICT PLAN

The Proposed District Plan ('PDP') imposes the following planning notations on this property:

- Rural Lifestyle Zone.
- Tertiary Education Zone (approximately 188m<sup>2</sup> of land covering the formed road at the end of Churchill Drive).
- Special Character Landscape (Taradale Hills).

The site is located just outside of the urban limited as mapped in the Proposed District Plan, which appears to be a continuation of that set out in the Operative District Plan.

The Rural Lifestyle Zone is subject to a minimum average lot size of 1.5 hectares. This means with its site size of 2.001 hectares any subdivision of the property would be a non-complying activity as is the current situation with the Rural Residential Zoning.

Retaining a 1.5ha minimum average lot size standard on land that directly adjoins the existing residential area seems to contradict the strategy of promoting development in the western hills above the flat land and clear of liquefaction, flooding and coastal hazards, while also avoiding further urban sprawl onto the life-supporting soils of the Heretaunga Plains. Maintaining a 1.5ha average lot size for the Rural Lifestyle Zone would seem to be an inefficient use of an available land resource, particularly in cases which are in close proximity to the urban environment. With a lesser subdivision site size, the Rural Lifestyle Zone, or at least suitable portions of it, could be used more efficiently and provide residential development options consistent with this strategy, while also differentiating from higher density residential zoned land. Such an approach would also assist the Council in meeting its obligations under the NPSUD 2020.

### Relief sought

Option B: That the submitters site, and properties to the east (24-48 Churchill Drive) be rezoned to Large Lot Residential. This is also premised on the ability of these sites to be serviced by the reticulated water and wastewater networks in Churchill Drive, as land will not need to be set aside for on-site wastewater disposal. When compared to the pattern of residential development that comprises of the Large Lot Residential Zone on Kent Terrace and the existing pocket of residential development from 24-42 Churchill Drive, the allotment sizes are similar in size to the Large Lot Residential minimum lot size of 1,000m<sup>2</sup>.

Please Refer to attached document and below image and attached document





**Figure 3: Area requested to be rezoned to Large Lot Residential.**

**Point 124.2**

**Section:** SUB - Subdivision

**Sub-section:** SUB - Subdivision - Standards Table

**Provision:**

**SUB-S3: Minimum allotment sizes - rural**

Rural Lifestyle Zone, Mission Rural Residential Precinct	5,000 m <sup>2</sup> minimum allotment size with a minimum average allotment size of 1.5 ha. The minimum average allotment size must be calculated using the parent allotment in existence as at 11 November 2000. This parent allotment will be the base for any further proposed subdivision.	<b>Activity Status where standards are not met:</b> Non-complying
Productive Rural Zone, Mission Productive Rural Precinct	4 ha	<b>Activity Status where standards are not met:</b> Non-complying
Rural Special Control Area	50 ha	<b>Activity Status where standards are not met:</b> Non-complying
Settlement Zone	800 m <sup>2</sup> fully serviced sites 1500 m <sup>2</sup> unserviced sites	<b>Activity Status where standards are not met:</b> Non-complying
Open Space Zones	No minimum	<b>Activity Status where standards are not met:</b> NA
Jervoistown Precinct	2,500 m <sup>2</sup>	<b>Activity Status where standards are not met:</b> Prohibited

**Sentiment:** Amend

**Submission:**

## **BACKGROUND**

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### **PROPOSED NAPIER DISTRICT PLAN**

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The site is located just outside of the urban limited as mapped in the Proposed District Plan, which appears to be a continuation of that set out in the Operative District Plan.

The Rural Lifestyle Zone is subject to a minimum average lot size of 1.5 hectares. This means with its site size of 2.001 hectares any subdivision of the property would be a non-complying activity as is the current situation with the Rural Residential Zoning.

Retaining a 1.5ha minimum average lot size standard on land that directly adjoins the existing residential area seems to contradict the strategy of promoting development in the western hills above the flat land and clear of liquefaction, flooding and coastal hazards, while also avoiding further urban sprawl onto the life-supporting soils of the Heretaunga Plains. Maintaining a 1.5ha average lot size for the Rural Lifestyle Zone would seem to be an inefficient use of an available land resource, particularly in cases which are in close proximity to the urban environment. With a lesser subdivision site size, the Rural Lifestyle Zone, or at least suitable portions of it, could be used more efficiently and provide residential development options consistent with this strategy, while also differentiating from higher density residential zoned land. Such an approach would also assist the Council in meeting its obligations under the NPSUD 2020.

### **Relief sought**

Option A: The minimum allotment standard for sites located within Rural Lifestyle Zone that can connect to NCC's reticulated sewer and water networks be reduced to 3,000m<sup>2</sup> and be controlled by way of a Controlled activity status. This seeks to avoid a blanket rezoning of Rural Lifestyle Zoned land to a higher development density but recognises that in instances where sites are located on the immediate periphery of the urban area and can utilise the available reticulated networks, that it is more appropriate for land to be developed more efficiently given that additional land area will not need to be set aside for on-site wastewater disposal.

Such an approach would only apply to sites within the vicinity of Churchill Drive, Tironui Drive, and Cato Rd given the availability of reticulated water and wastewater. This will not apply to the wider Poraiti area of the Rural Lifestyle Zone as sites in this location are serviced by on-site methods, which ensures that a proliferation of lifestyle sites will be avoided.

This option will require standard SUB-S3 to be amended as follows:

Rural Lifestyle Zone (connecting to both reticulated water and wastewater) - 3,000m<sup>2</sup> minimum allotment size. Activity Status where standards are not met: Non-complying.

Please refer to the attached document for a cleaner version of the amended standard.

## **ROBYN SINDEN**

### **SUBMISSION TO THE PROPOSED NAPIER DISTRICT PLAN**

To: Napier City Council

Submitter Name: Robyn Sinden

Postal Address: 100 Churchill Drive, Taradale

E-mail address: [r.r@xtra.co.nz](mailto:r.r@xtra.co.nz) (Robyn Sinden)

Submission contact: Tom Hosford (Consultant) – [tom.hosford@mitchelldaysh.co.nz](mailto:tom.hosford@mitchelldaysh.co.nz)

- We wish to be heard in support of our submission.
- If others make a similar submission we would be prepared to consider presenting a joint case with them at the Hearing.
- We could not gain an advantage in trade competition through this submission. Our submission does not relate to trade competition or the effects of trade competition.
- This submission seeks amendments to the subdivision section contained in Part 2 of the Proposed Napier District Plan.

### **BACKGROUND**

Robyn Sinden owns a parcel of land located at 100 Churchill Drive, Taradale which comprises of a total land area of 2.001 hectares which is zoned Rural Residential under the Operative District Plan. The site is accessed from the terminus end of Churchill Drive and directly adjoins the Main Residential Zone. Land to the east which is also zoned Rural Residential has been subdivided into residential allotments ranging from 1,019m<sup>2</sup> to 5,256m<sup>2</sup> in site area. This consists of the ten properties from 24-42 Churchill Drive.

### **PROPOSED NAPIER DISTRICT PLAN**

The Proposed District Plan (**'PDP'**) imposes the following planning notations on this property:

- Rural Lifestyle Zone.
- Tertiary Education Zone (approximately 188m<sup>2</sup> of land covering the formed road at the end of Churchill Drive).
- Special Character Landscape (Taradale Hills).

The site is located just outside of the urban limited as mapped in the Proposed District Plan, which appears to be a continuation of that set out in the Operative District Plan.

The Rural Lifestyle Zone is subject to a minimum average lot size of 1.5 hectares. This means with its site size of 2.001 hectares any subdivision of the property would be a non-complying activity as is the current situation with the Rural Residential Zoning.

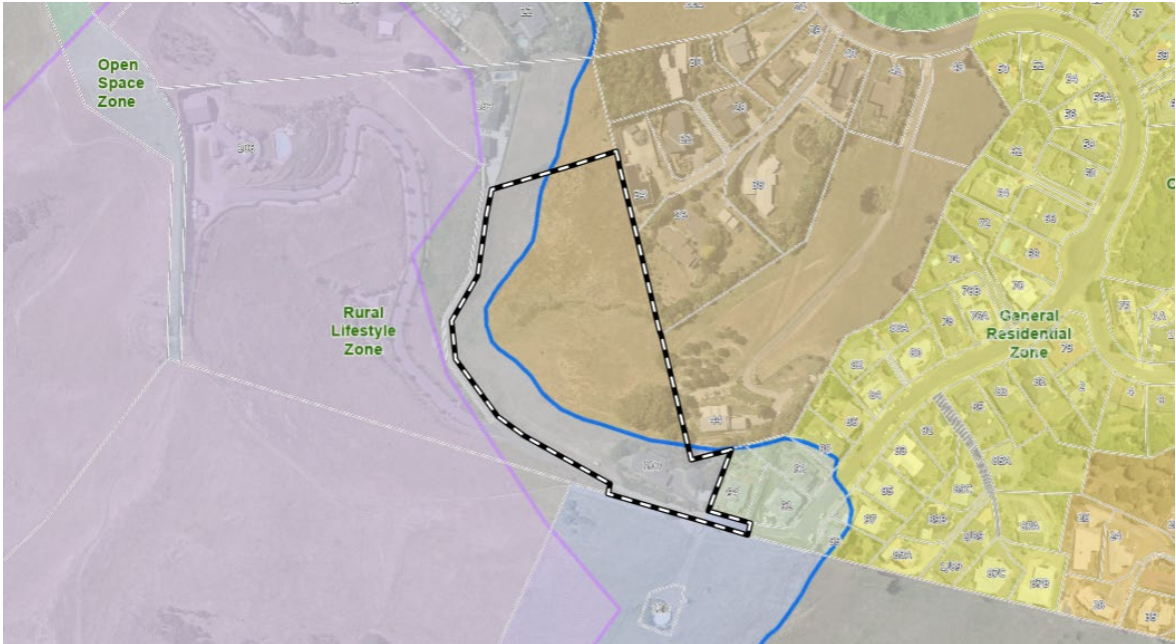


Figure 1: Proposed District Plan zoning.



Figure 2: Aerial image of the site showing its relationship to the Taradale residential environment.

**RELIEF SOUGHT:**

Retaining a 1.5ha minimum average lot size standard on land that directly adjoins the existing residential area seems to contradict the strategy of promoting development in the western hills above the flat land and clear of liquefaction, flooding and coastal hazards, while also avoiding further urban sprawl onto the life-supporting soils of the Heretaunga Plains. Maintaining a 1.5ha average lot size for the Rural Lifestyle Zone would seem to be an inefficient use of an available land resource, particularly in cases which are in close proximity to the urban environment. With a lesser subdivision site size, the Rural Lifestyle Zone, or at least suitable portions of it, could be used more efficiently and provide residential development options consistent with this strategy, while also differentiating from higher density residential zoned land. Such an approach would also assist the Council in meeting its obligations under the NPSUD 2020.

**One of the following options are requested:**

**Option A:** The minimum allotment standard for sites located within Rural Lifestyle Zone that can connect to NCC’s reticulated sewer and water networks be reduced to 3,000m<sup>2</sup> and be controlled by way of a Controlled activity status. This seeks to avoid a blanket rezoning of Rural Lifestyle Zoned land to a higher development density but recognises that in instances where sites are located on the immediate periphery of the urban area and can utilise the available reticulated networks, that it is more appropriate for land to be developed more efficiently given that additional land area will not need to be set aside for on-site wastewater disposal.

Such an approach would only apply to sites within the vicinity of Churchill Drive, Tironui Drive, and Cato Rd given the availability of reticulated water and wastewater. This will not apply to the wider Poraiti area of the Rural Lifestyle Zone as sites in this location are serviced by on-site methods, which ensures that a proliferation of lifestyle sites will be avoided.

This option will require standard SUB-S3 to be amended as follows (additions shown in **bold italics**):

Rural Lifestyle Zone, Mission Rural Residential Precinct <b><i>(not connecting to reticulated water and wastewater)</i></b>	5,000 m <sup>2</sup> minimum allotment size with a minimum average allotment size of 1.5 ha. The minimum average allotment size must be calculated using the parent allotment in existence as at 11 November 2000. This parent allotment will be the base for any further proposed subdivision	Activity Status where standards are not met: Non-complying.
<b><i>Rural Lifestyle Zone (connecting to both reticulated water and wastewater).</i></b>	<b><i>3,000m<sup>2</sup> minimum allotment size.</i></b>	<b><i>Activity Status where standards are not met: Non-complying.</i></b>

**Option B:** That the submitters site, and properties to the east (24-48 Churchill Drive) be rezoned to Large Lot Residential. This is also premised on the ability of these sites to be serviced by the reticulated water and wastewater networks in Churchill Drive, as land will not need to be set aside for on-site wastewater disposal. When compared to the pattern of residential development that comprises of the Large Lot Residential Zone on Kent Terrace and the existing pocket of residential development from 24-42 Churchill Drive, the allotment sizes are similar in size to the Large Lot Residential minimum lot size of 1,000m<sup>2</sup>.

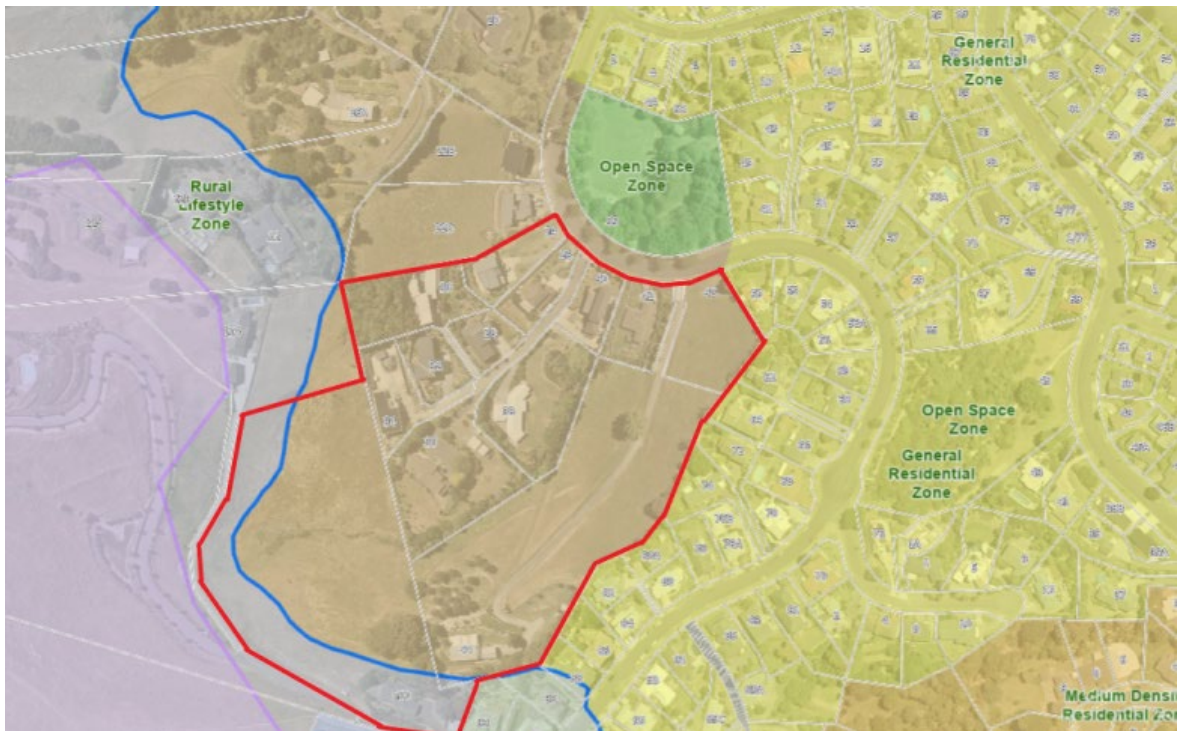


Figure 3: Area requested to be rezoned to Large Lot Residential.