
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 #:138

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

Submitter:

Jeff Reid

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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 138.1

Section: LLRZ - Large Lot Residential Zone

Sub-section: LLRZ - Large Lot Residential Zone - Rules Table

Provision:

LLRZ-R4: Minor residential unit

LLRZ-R4A

LLRZ-R4B

Activity Status: Discretionary

Activity Status where activity conditions are not met: Non-complying

Where:

1. One minor residential unit per site, and
2. The gross floor area of the unit does not exceed 80 m².

Sentiment: Oppose

Submission:

The discretion rule not permitting minor dwellings is overly restrictive. Properties in this zone are relatively large sections and often are purchased or owned by families wanting to provide additional space for family or relatives in a minor stand-alone dwelling. If these lots can provide for a minor dwelling that complies with the bulk, location and landscaping standards (which manage the amenity effects) then the activity of building a minor dwelling should be a permitted activity.

Relief sought

Change of activity status for Minor Residential Unit from Discretionary activity to Permitted activity subject to bulk and location standards.

Point 138.2

Section: LLRZ - Large Lot Residential Zone

Sub-section: LLRZ - Large Lot Residential Zone - Rules Table

Provision:

LLRZ-R8: Visitor accommodation

Activity Status: Discretionary

NA

Sentiment: Oppose

Submission:

The discretion rule not permitting visitor accommodation is overly restrictive. Properties in this zone are relatively large sections and open themselves to opportunity to provide temporary visitor accommodation, especially for local events such as the Mission Concert and Church Road concerts. It also allows flexibility for landowners to utilise surplus units, rooms or sleepouts for accommodation and support the wider tourism market. It is also considered that the zone is suitable for type of activity at a suitable scale. If properties in this zone can provide for a visitor accommodation activity that complies with the bulk, location and landscaping standards (which manage the amenity effects) then the activity should be a permitted activity.

Relief sought

Change of activity status for Visitor Accommodation from Discretionary activity to Permitted activity subject to bulk and location standards.