
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: 30/09/2023

Submission Reference Number #:3

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

Submitter:

Sandra Welsh

Address for service:

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New Zealand

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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 3.1

Section: RLZ - Rural Lifestyle Zone

Sub-section: Assessment criteria - Rural Lifestyle Zone

Provision:

RLZ-AC1: All infringements

General implementation

- a. The implementation of the relevant objectives and policies of the District Plan; including the district-wide chapters, this chapter, and the purpose of the rule, including whether an infringement will more effectively achieve the objectives and policies having regard to the specific site characteristics.
- b. Whether the site or setting of the development has any special or unusual characteristics including but not limited to those listed below:
 - i. inherent site considerations, including unusual size, shape, topography, substratum, vegetation, or flood susceptibility;
 - ii. particular site development characteristics, including the location of existing buildings, achievement of architectural harmony, compliance with engineering or bylaw standards, enhancement of private open space, achievement of a better relationship between the site and the road, the design and arrangement to facilitate access for the disabled, or legal impediments, and
 - iii. unusual environmental circumstances, including adverse topography, unusual use or location of buildings on adjacent sites, improved amenity for neighbouring sites, and the presence of effective onsite screening.
- c. Where more than one standard will be infringed, the cumulative effects of all infringements considered together.

Sentiment: Support**Submission:**

299 Willowbank Avenue rezoned as rural residential as this is now in the 50k zone and surrounded by residential and the Meeanee Hotel.

Relief sought

299 Willowbank Avenue rezoned as rural residential as this is now in the 50k zone and surrounded by residential and the Meeanee Hotel.

Point 3.2**Section:** RLZ - Rural Lifestyle Zone**Sub-section:** Assessment criteria - Rural Lifestyle Zone**Provision:**

RLZ-AC1: All infringements

General implementation

- a. The implementation of the relevant objectives and policies of the District Plan; including the district-wide chapters, this chapter, and the purpose of the rule, including whether an infringement will more effectively achieve the objectives and policies having regard to the specific site characteristics.
- b. Whether the site or setting of the development has any special or unusual characteristics including but not limited to those listed below:
 - i. inherent site considerations, including unusual size, shape, topography, substratum, vegetation, or flood susceptibility;
 - ii. particular site development characteristics, including the location of existing buildings, achievement of architectural harmony, compliance with engineering or bylaw standards, enhancement of private open space, achievement of a

better relationship between the site and the road, the design and arrangement to facilitate access for the disabled, or legal impediments, and

iii. unusual environmental circumstances, including adverse topography, unusual use or location of buildings on adjacent sites, improved amenity for neighbouring sites, and the presence of effective onsite screening.

c. Where more than one standard will be infringed, the cumulative effects of all infringements considered together.

Sentiment: Amend

Submission:

I would like to subdivide my property. This property is now in the 50k zone included in the Meeanee village area. Without my knowledge the council have registered a building on my property as 299A which indicates a subdivision.

Relief sought

A vast majority of Willowbank Avenue is residential. Apatu Farms own a large holding which would remain as rural however this block is now included in the 50k zone which would be suitable for residential.