
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: 08/12/2023

Submission Reference Number #:83

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

Submitter:

Craig Ross

Address for service:

Matthew Morley
Stradegy Planning Ltd
45 Tennyson Street Napier 4110
New Zealand

Email: matthew@stradegy.co.nz

Attachments:

Attachment 1_Site location and zoning.pdf

Attachment 2-Submission supporting information.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

- **N/A**

Submission points

Point 83.1

Section: RPROZ - Rural Production Zone

Sub-section: Issues

Provision:

RPROZ-I7: Expanding the economic base for primary production can introduce different types of activities into the rural zones. Rural industries that process products grown in the rural environment can add value through various levels or stages of production and marketing, often on the same site. This allows people to provide for their social and economic wellbeing by reducing their reliance on primary production as a primary source of income.

The need to protect and enhance the existing rural productive capacity and associated amenity is essential when diversifying the economic base of the Rural Production Zone. The amenity and ambience of a location can provide a unique branding opportunity for a product, for example wine making, cellar door sales, and tourism opportunities with a view of the vines.

There are positive effects from a diverse range of activities. However, the diversification of activities must not undermine the productive capacity of highly productive land, the ability of highly productive land to meet the needs of future generations, or displace rural activities that are reliant on the soil resource.

While the sale of produce from roadside stalls and larger facilities has positive effects, the potential risk to public health and safety includes traffic management and access to and from the site. Parking and the movement of people using roadside stalls need to be appropriately managed.

Sentiment: Oppose

Submission:

The specific provisions of the proposal that this submission relates to:

Zoning of the site at 33 Rogers Road, Bay View.

Summary of submission:

1. The submitter, Craig Ross, is a representative of the property owners Rogers Road Property Ltd.
2. The site has a total area of 2.319ha and contains an existing dwelling and accessory buildings. In terms of topography, the site is best described as flat, and has historically been used for rural residential purposes and also a nursery garden. In terms of servicing for the site, this is done via on-site means, including a wastewater discharge system. The site is currently zoned Main Rural under the operative City of Napier District Plan and is currently proposed to be zoned Rural Production (RPZ) under the proposed district plan. With regard to adjoining sites, these are currently zoned Rural Settlement under the Operative District Plan and are proposed to be Rural Lifestyle under the Proposed District Plan. **Figure 1** shows an aerial image of the site and the surrounds.

Craig Ross wishes to be heard in support of its submission.

If others make a similar submission, Craig is happy to consider presenting a joint case at a hearing.

Relief sought

Craig Ross seeks the following relief:

Rezoning of the site and adjoining sites to the east to Rural Settlement Zone.

The reasons for the submission are set out as follows:

1. The submitter understands that the Rural Settlement Zone comprises areas used predominantly for a cluster of residential, commercial, light industrial, and/or community activities located in rural areas or coastal environments. Here we note that subject site and adjoining sites are identified as a Residential Growth Area under the Heretaunga Plains Urban Development Strategy (HPUDS) and also being investigated through the Future Development Strategy process.
2. In terms of the surrounding sites, these are currently proposed to be zoned Rural Lifestyle, however given the sites size, shape and existing development characteristics, these are more suited to be zoned Settlement Zone.
3. The provisions of the Settlement Zone in the proposed District Plan will better provide for the residential opportunity anticipated for the site and surrounds under HPUDS and will be consistent with the pattern of development to the east and south of the site. We note that the minimum lot sizes in the zone include requirements for unserviced sites which would include the subject site, and this will enable residential development while continuing to provide for onsite servicing. Further we note that access to the site is off Rogers Road rather than the state highway thus providing ease of access for future residential development. Provisions within the Settlement zone also include setbacks for development from open water courses which adjoins the site to the east.
4. In summary, rezoning the site and adjoining sites to the east to Settlement will provide for further residential development opportunity which is anticipated under HPUDS, will be consistent with the established land use pattern to the east and south of the site, and amenity and other effects from residential development can be managed through the provisions of the zone (i.e., minimum lot sizing and yard setbacks).

Figure 1: Location Plan of Subject Site and Surrounds

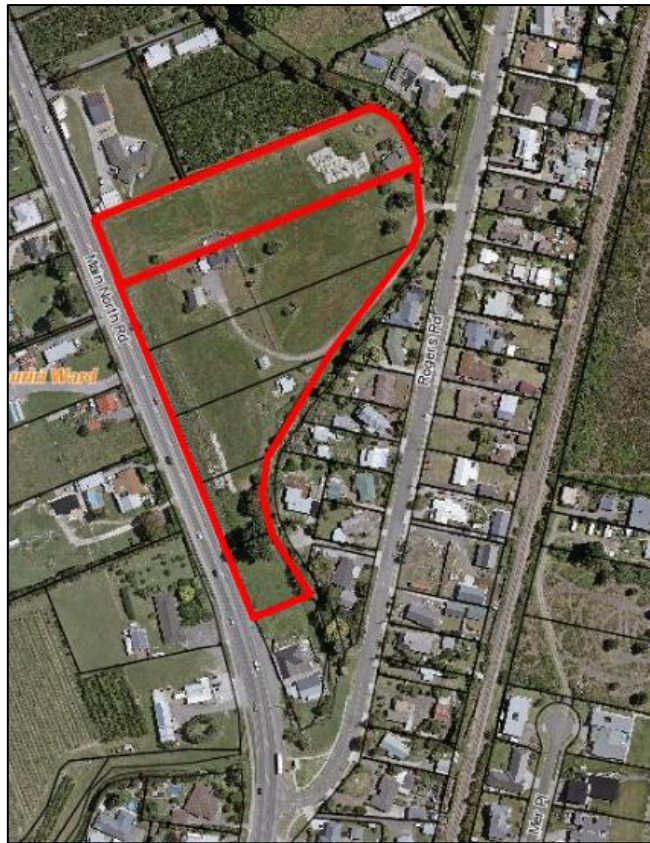


Figure 2: Current Zoning of site and surrounds



Job Ref: 23176 – 33 Rogers Road

5th December 2023

Napier City Council
Private Bag 6010
NAPIER 4142

Submission via Isoplan

Craig Ross – Submission on Napier’s Proposed District Plan under Clause 6 of Schedule 1 of the Resource Management Act 1991

This is a submission on behalf of Craig Ross on Napier’s Proposed District Plan (“PDP”).

The submitter does not consider that they will gain an advantage in trade competition through this submission.

The specific provisions of the proposal that this submission relates to:

- The Zoning of the site at 33 Rogers Road, Bay View

Summary of submission:

1. The submitter, Craig Ross, is a representative of the property owners Rogers Road Property Ltd.
2. The site has a total area of 2.319ha and contains an existing dwelling and accessory buildings. In terms of topography, the site is best described as flat, and has historically been used for rural residential purposes and also a nursery garden. In terms of servicing for the site, this is done via on-site means, including a wastewater discharge system. The site is currently zoned Main Rural under the operative City of Napier District Plan and is currently proposed to be zoned Rural Production (RPZ) under the proposed district plan. With regard to adjoining sites, these are currently zoned Rural Settlement under the Operative District Plan and are proposed to be Rural Lifestyle under the Proposed District Plan. **Figure 1** shows an aerial image of the site and the surrounds.

Craig Ross opposes the proposed RPZ for the subject site.

Craig Ross the following relief:

3. Rezoning of the site and adjoining sites to the east to Rural Settlement Zone, including:



The reasons for the submission are set out as follows:

4. The submitter understands that the Rural Settlement Zone comprises areas used predominantly for a cluster of residential, commercial, light industrial, and/or community activities located in rural areas or coastal environments. Here we note that subject site and adjoining sites are identified as a Residential Growth Area under the Heretaunga Plains Urban Development Strategy (HPUDS) and also being investigated through the Future Development Strategy process.
5. In terms of the surrounding sites, these are currently proposed to be zoned Rural Lifestyle, however given the sites size, shape and existing development characteristics, these are more suited to be zoned Settlement Zone.
6. The provisions of the Settlement Zone in the proposed District Plan will better provide for the residential opportunity anticipated for the site and surrounds under HPUDS and will be consistent with the pattern of development to the east and south of the site. We note that the minimum lot sizes in the zone include requirements for unserviced sites which would include the subject site, and this will enable residential development while continuing to provide for onsite servicing. Further we note that access to the site is off Rogers Road rather than the state highway thus providing ease of access for future residential development. Provisions within the Settlement zone also include setbacks for development from open water courses which adjoins the site to the east.
7. In summary, rezoning the site and adjoining sites to the east to Settlement will provide for further residential development opportunity which is anticipated under HPUDS, will be consistent with the established land use pattern to the east and south of the site, and amenity and other effects from residential development can be managed through the provisions of the zone (i.e., minimum lot sizing and yard setbacks).
8. **Craig Ross wishes to be heard in support of its submission.**
If others make a similar submission, Craig is happy to consider presenting a joint case at a hearing.

Yours Sincerely

Matthew Morley
Intermediate Planner BEP
E matthew@stradegy.co.nz
[REDACTED]