
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: 11/12/2023

Submission Reference Number #:89

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

Submitter:

WILL WORKMAN

Address for service:

WILL WORKMAN

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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

- Yes

Submission points

Point 89.1

Section: RLZ - Rural Lifestyle Zone

Sub-section: RLZ - Rural Lifestyle Zone - Rules Table

Provision:

RLZ-R3: Residential activities

RLZ-R13A**RLZ-R3B****Activity Status:** Permitted**Activity Status where activity conditions are not met:** Non-complying**Where:**

1. The activity complies with all of the Rural Lifestyle Zone Standards,
and
2. The net site area is more than 2,500 m².

Sentiment: Oppose**Submission:**

Hi, I received a letter saying there might be changes to the area I live in re: the size of rural residential lots. I do not want further subdivision in my area as that would (a) create more roading and infrastructure issues (there is no footpath for example), (b) and devalue my property investment. Already you have allowed a neighbor to build a shed/house structure out of keep with the area (without notification) ; and that likely negatively affects values and the ahua/nature of the area (quiet rural living), so I would not want further changes such as more housing on this side of Buchanan street. Happy with the old plan for bay view, the new one seems to maintain the rules, but then the letter talks of changes which is confusing? There also appears to be no simplified documentation explaining what is being changed or kept from the old plan. Heoi ano, there is a need for more housing in Napier but I submit that should be maintained within existing subdivision areas which have further capacity.

thank you / nga mihi, Will