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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 #:**204

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

**Submitter:**

Ryan Schnell

**Address for service:**

Ryan Andrew Schnell  
Wallace Development Company Limited  
Level 1 17 Napier Road Havelock North 4130  
New Zealand

**Email:** ryan@wdcl.co.nz

**Attachments:**

Schnell Re\_ Napier City Council - District Plan Submission Point.pdf

**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

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**Point 204.1**

**Section:** LIZ - Light Industrial Zone

**Sub-section:** LIZ - Light Industrial Zone - Standards Table

**Provision:**

LIZ-S2: Height

**Purpose:** *to maintain the character of the area; to provide adequate daylight and sunlight access and to maintain privacy; to maintain the safety of aircraft approaching and taking off from Hawke's Bay Airport.*

1. Buildings or structures must not exceed 10 m in height.
2. Buildings or structures must not exceed the Airport Height Control Designation in APP1.
3. The following are excluded from complying with LIZ-S2 clauses 1 - 2:
  - a. aerials;
  - b. solar heating devices;
  - c. air conditioning units and similar structures, and
  - d. one chimney per building where the device, unit, or other structure does not exceed the maximum height of LIZ-S2 clauses 1 - 2 by more than 2.5 m vertically and 1 m in any horizontal direction.

**Matters of discretion are:**

1. Purpose of the standard;
2. The effects on air traffic safety;
3. Quality living environments;
4. Amenity values, and
5. Character of the area.

**Sentiment:** Amend

**Submission:**

When looking at any of the industrial areas it seems that the building height restrictions do not take into account some of the trends we are seeing in the international market places, who are facing similar issue to those we are experiencing. Due to the lack of available space in industrial areas, multi-level warehousing facilities are becoming more common. Whilst we do not have any current plans for such facilities, it certainly is something we are exploring further, so would like to see the maximum building height limit extended further than it is today, to allow for more than a two storey buildings.

**Relief sought**

Whilst we do not have any current plans for such facilities, it certainly is something we are exploring further, so would like to see the maximum building height limit extended further than it is today, to allow for more than a two storey buildings.

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**Point 204.2**

**Section:** GIZ - General Industrial Zone

**Sub-section:** GIZ - General Industrial Zone - Standards Table

**Provision:**

GIZ-S2: Height

**Purpose:** *to maintain*

1. No maximum height, except that:

**Matters of discretion are:**

*the character of the area; to provide adequate daylight and sunlight access to public areas and open space areas; and to maintain the safety of aircraft approaching and taking off from Hawkes Bay Airport.*

- a. buildings, structures, and shipping containers must not exceed the Airport Height Control Designation in APP1.
2. A maximum height of 24 m in Ahuriri, except that:
  - a. buildings, structures, and shipping containers must not exceed the Airport Height Control Designation in APP1.
1. The effects on air traffic safety;
2. Purpose of the standard;
3. Quality living environments;
4. Amenity values, and
5. Character of the area.

**Sentiment:** Oppose

**Submission:**

When looking at any of the industrial areas it seems that the building height restrictions do not take into account some of the trends we are seeing in the international market places, who are facing similar issue to those we are experiencing. Due to the lack of available space in industrial areas, multi-level warehousing facilities are becoming more common. Whilst we do not have any current plans for such facilities, it certainly is something we are exploring further, so would like to see the maximum building height limit extended further than it is today, to allow for more than a two storey buildings.

**Relief sought**

Whilst we do not have any current plans for such facilities, it certainly is something we are exploring further, so would like to see the maximum building height limit extended further than it is today, to allow for more than a two storey buildings.

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**Point 204.3**

**Section:** MIZ - Marine Industrial Zone

**Sub-section:** MIZ - Marine Industrial Zone - Standards Table

**Provision:**

**MIZ-S2: Height**

**Purpose:** *to provide for buildings that are functional and of a sufficient size to provide for marine and wastewater related activities; to manage the effects of building height on outlook, dominance, access to sunlight/daylight and privacy on properties in neighbouring residential and open space zones; to maintain the safety of aircraft approaching and taking off from Hawkes Bay Airport.*

1. The following maximum height conditions shall apply to all land uses, other than aerials, lines and support structures:
  - a. no part of a building, structure, or covered storage area can exceed 10 m in height, and
  - b. any part of a building, structure, or tree must not exceed the Airport Height Control Designation in APP1.

**Matters of discretion are:**

1. Height, scale, bulk, and built form;
2. The built characteristic of the neighbourhood;
3. The effects on streetscape and amenity values;
4. The reduction of access to daylight at adjacent properties;
5. The effects of dominance, overlooking, and privacy of adjacent properties and occupiers;
6. The scale of the building in relation to the site, and
7. The effects on air traffic safety.

**Sentiment:** Oppose

**Submission:**

When looking at any of the industrial areas it seems that the building height restrictions do not take into account some of the trends we are seeing in the international market places, who are facing similar issue to those we are experiencing. Due to the lack of available space in industrial areas, multi-level warehousing facilities are becoming more common. Whilst we do not have any current plans for such facilities, it certainly is something we are exploring further, so would like to see the maximum building height limit extended further than it is today, to allow for more than a two storey buildings.

### **Relief sought**

Whilst we do not have any current plans for such facilities, it certainly is something we are exploring further, so would like to see the maximum building height limit extended further than it is today, to allow for more than a two storey buildings.

**From:** [Ryan Schnell](#)  
**To:** [District Plan Review](#)  
**Subject:** Re: Napier City Council - District Plan Submission Point  
**Date:** Friday, 15 December 2023 13:25:40  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Hi Fleur,

Further to our discussion last night, I would like to make a submission for the proposed plan.

I have tried to use the online system and am not sure where to log the submission, so thought I would just email it through and hope that it can be considered.

When looking at any of the industrial areas it seems that the building height restrictions do not take into account some of the trends we are seeing in the international market places, who are facing similar issue to those we are experiencing. Due to the lack of available space in industrial areas, multi-level warehousing facilities are becoming more common. Whilst we do not have any current plans for such facilities, it certainly is something we are exploring further, so would like to see the maximum building height limit extended further than it is today, to allow for more than a two storey buildings.

Please let me know if you require any further detail around this point.

Regards,  
Ryan

Ryan Schnell  
Development Manager

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*Wishing you a safe and happy Christmas*

Our offices will be closed from 2pm Friday 22nd December 2023  
reopening Monday 15th January 2024

**WALLACE**  
**DEVELOPMENT**  
Company Limited



**From:** Napier City Council District Plan <[districtplanreview@napier.govt.nz](mailto:districtplanreview@napier.govt.nz)>

**Date:** Friday, 15 December 2023 at 1:08 PM

**To:** Ryan Schnell <[ryan@wdcl.co.nz](mailto:ryan@wdcl.co.nz)>

**Subject:** Napier City Council - Confirm your District Plan account

Please confirm your District Plan account by clicking this [link](#). Note that the link is only valid for today.



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