
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: 15/12/2023

Submission Reference Number #:223

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

Submitter:

Frank Spencer

Address for service:

Frank Spencer

Logan Stone Limited

3 Exmoor Street Havelock North The following points are the areas of the Proposed District Plan with which our client entity wishes to submit: 1. The scale restrictions and adjunct use requirements for commercial, office and retail activities is outdated and does not reflect the po 4130
New Zealand

Email: frank.spencer@loganstone.co.nz

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 223.1

Section: MUZ - Mixed Use Zone

Sentiment: Amend

Submission:

1. The scale restrictions and adjunct use requirements for commercial, office and retail activities is outdated and does not reflect the potential implied and by the Mixed Use Zone
2. The scale restrictions for Residential care and day care and visitor accommodation and education are outdated and fail to match the potential development demand.
3. Entertainment facilities are restricted activity, but there is no definition of Entertainment facilities.
4. Hospitality is dominant in Ahuriri but is not provided for as a permitted activity.
5. Healthcare ought to be a permitted activity rather than Restricted Discretionary
6. Building coverage should remain at 75%
7. The provision relating to open space for South facing residential developments is a non-sensical provision.
8. Residential outlook provisions need further consideration.
9. Container storage needs to accommodate at least three containers in a vertical stack.
10. Greater clarity around stormwater attenuation and disposal required.

Relief sought

A review to consider more pragmatic provisions