
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 #:82

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

Submitter:

Taradale RSA

Address for service:

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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

- **N/A**

Submission points

Point 82.1

Section: MRZ - Medium Density Residential Zone

Sub-section: Issues

Provision:

Issues GRZ-I1 - GRZ-I4 are also applicable to the Medium Density Residential Zone.

Sentiment: Amend

Submission:

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

The zoning of the site at 156 Gloucester Street, Taradale.

Summary of submission:

1. The Taradale RSA club is a commercial activity which has been located at 156 Gloucester Street for the last 60 years and has played a crucial part in providing hospitality services to the immediate and wider Taradale Community. The club provides a range of facilities to members of the public, including Restaurant, café, bar, committee room and library. The site is currently zoned Main Residential under the operative City of Napier District Plan and is proposed to be Medium Density Residential Zone (MDRZ) under the PDP.

The Taradale RSA wishes to be heard in support of its submission.

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

Relief sought

The Taradale RSA submission seeks amendments to the PDP to address the following key themes:

Rezoning of the site to Neighbourhood Centre Zone.

1. The purpose of the Neighbourhood Centre Zone (NCZ) is to provide for small-scale commercial and community activities that service the needs of the immediate residential neighborhood. This applies to small blocks of shops within communities that typically include activities such as a dairy, café, takeaway store, and/or hairdresser. It is considered the site falls within this category given its existing use (i.e. café, restaurant) and that it provides for the needs of the immediate and surrounding community.
2. The provisions of the NCZ will better provide for the ongoing use of the site for non-residential, community purposes than the proposed MDRZ. The provisions of the NCZ also anticipate that it will be located within a suburban environment and therefore the bulk and location controls will be sufficient to manage the interface of any future development with external boundaries.