

PREC3 - Napier Hill Mataruahou Amenity Precinct

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
PREC3 - Napier Hill Mataruahou Amenity Precinct /General /General	Phil Stickney	263.31	Oppose	The Submitter has a specific interest in a number of larger sites on Napier Hill which fall under the aforementioned GRZ Zone and PREC-3 provisions. These highly modified sites have historically been used for healthcare services with larger buildings constructed by the Government, including the former multi storey nurses' hostel which has only recently been demolished. This site in particular represents a significant opportunity, on a vacant site, for a comprehensive residential development however that is not enabled by the provisions of the GRZ, or the provisions associated with the PREC3 - Napier Hill / Mataruahou Amenity Precinct. Given their size and location they can offer an opportunity for an efficient use of larger sites for higher density residential development, visitor accommodation, residential care, and retirement uses.	Include narrative which recognises and provides for higher density development on specified sites within PREC 3, specifically: a) 20A/B Hospital Terrace, b) 186 Battery Road, c) 79 Napier terrace, d) 102 Chaucer Road, e) 2 sixty fifth St and f) 2 Parade Street.	Open Submission
PREC3 - Napier Hill Mataruahou Amenity Precinct /Issues /General	Phil Stickney	263.33	Oppose	Amendment is sought to the Issues as they place the maintenance of character over and above the direction set by the NPS-UD 2020 and over which special character is not necessarily an overriding matter in all instances. The provisions need to be balanced to give effect to the direction of the NPS.	Amend the provisions to reflect the NPS-UD 2020 and the recognition of the larger sites that can accommodate a variety of higher density activities and additionally reference the underlying zonings sought in this submission.	Open Submission
PREC3 - Napier Hill Mataruahou Amenity Precinct /Objectives /PREC3-O2: Retention of amenity character values	Phil Stickney	263.34	Oppose	Opposes the terminology in PREC-O2 as it requires the retention of character values which has the effect of seeking to lock the existing character of the area up. That is not mandated by Policy 6 of the NPS-UD 2020 which signals changing amenity is to be expected as communities evolve and grow. This is also reflected in PREC3-P2.	Amend PREC-O3 to reflect the importance of "managing" special character rather than retention and any associated amendments to PREC3-P2.	Open Submission
PREC3 - Napier Hill Mataruahou Amenity Precinct /Policies /PREC3-P2: Character and amenity values	Phil Stickney	263.35	Oppose	Opposes the terminology in PREC-O2 as it requires the retention of character values which has the effect of seeking to lock the existing character of the area up. That is not mandated by Policy 6 of the NPS-UD 2020 which signals changing amenity is to be expected as communities evolve and grow. This is also reflected in PREC3-P2.	Amend PREC-O3 to reflect the importance of "managing" special character rather than retention and any associated amendments to PREC3-P2.	Open Submission
PREC3 - Napier Hill Mataruahou Amenity Precinct /Objectives /General	Phil Stickney	263.36	Oppose	Seeks the addition of a new Objective as PREC-O3 which recognises and provides for the consideration of larger scale comprehensively designed residential, visitor accommodation or residential care/retirement villages on the identified sites and limits larger scale development to those identified sites.	Add a new Objective to give effect to the relief sought in the submission which recognises the range of activities sought.	Open Submission
PREC3 - Napier Hill Mataruahou Amenity Precinct /PREC3 - Napier Hill/Mataruahou Precinct - Rules Table /General	Phil Stickney	263.37	Oppose	Seeks an addition to PREC 3-R1 to PREC-R4 to reflect the nature of the site-specific land use activities sought provisions sought and amend the rules for the GRZ/PREC3 Precinct accordingly. The Submitter considers that the activities can be addressed as Restricted Discretionary Activities subject to matters of discretion that can be tailored to reflect their context and setting and in doing so enable a thorough assessment of relevant matters while recognising that such development is envisaged for these sites.	Add new rules which provide for larger-scale activities as sought, allied to a suite of matters for assessment over which Council will utilise as Assessment Criteria.	Open Submission
PREC3 - Napier Hill Mataruahou Amenity Precinct /PREC3 - Napier Hill/Mataruahou Precinct - Standards Table /General	Phil Stickney	263.38	Oppose	Seeks an additional Standard which regulates the standards to be applied to the identified higher density sites and clarifies which of the underlying zone standards (as they relate to the amended zonings sought) will be amended by the standards in PREC3. This enables a balanced approach of enabling higher density development but with additional or amended tailored standards to manage the outcomes sought and the key effects to be addressed.	Add a new standard into PREC3 clarifying the underlying zoning standards which apply.	Open Submission
PREC3 - Napier Hill Mataruahou Amenity Precinct /Assessment criteria /General	Phil Stickney	263.39	Oppose	Amend assessment criteria in order to aid in usability and ease of use.	Redraft provisions to aid in clarity and focus on salient matters clearly.	Open Submission
PREC3 - Napier Hill Mataruahou Amenity Precinct /PREC3 - Napier Hill / Mataruahou Amenity Precinct /General	Alan Petersen	272.2	Amend	Considers that where carparking on a steep site is a constraining issue, or overly expensive to build, that a rule be added to PREC3 or in the Code of Practice, that allows carparking to be provided on the street in certain circumstances.	Seeks for a rule to be added to PREC3 or in the code of practice that allows carparking to be provided on the street in certain circumstances.	Open Submission