

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Byron Duncan Lotus Marine Parade Limited	Planning Maps /General /General	284.1	Amend	<p>Submitter seeks rezoning of properties, at 31, 33, 35 and 39 Marine Parade and encompasses four (4) separate Titles. Submitter provides a general description of the sites and notes that the site is situated at the corner of Marine Parade and Seaview Terrace, nestled against Hukarere Bluff, with buildings facing the sea. Considers that, although proposed to be zoned as General Residential, its characteristics differ from the adjacent Napier Hill area, making it suitable for residential development due to its proximity to the city centre and amenities. Notes that consent was granted for a multilevel residential apartment development, following an appeal to the Environment Court on 29/09/2015. Notes that the proposed development includes a multi-unit residential building with restored Soldiers Club and comprised of 21 individual apartments occurring across 5 levels (excluding basement level). As part of the overall development, it also proposed to restore the Soldiers Club to its original 1916 design. It permitted a maximum building height of 16.810 metres; and a setback approximately 2 metres from the front boundary.</p> <p>An extension to the approved resource consent pursuant to Section 125 of the RMA was then granted on 14/05/2019. The existing consent therefore lapses on 14/05/2024. Though committed to progressing, the approved development has not advanced beyond financial and project management due to various reasons, including the Covid-19 pandemic and Cyclone Gabrielle. Considers that more intensive and greater levels of development (through zoning and rule standards) will provide a cohesive development "fit" within this existing environment and reflect a continuity of this existing pattern as this greater level of development will be 'anchored' between Te Pania Hotel and Tremain house and framed by the large hill backdrop. Height will be dwarfed by the bluff hillside immediately abutting to the West that forms a backdrop to both the immediate and wider area.. Considers that the existing District Plan does not acknowledge the approved development. Considers that the site's characteristics resemble the City Centre Zone more than the General Residential Zone.Considers that granting the relief sought aligns with the objectives of the National Policy Statement for Urban Development 2020.</p> <p>Refer to original submission for full details.</p>	<p>Seeks that the land be zoned as City Centre Zone or, alternatively, have a precinct area with specific rules recognizing site characteristics. Submitter provides three forms of proposed mapping to apply not only to the submitter's sites but also to the immediate area for consistency. Considers that the hill area could accommodate greater development, distinct from Napier Hill, including apartments, hotels, visitor accommodation, and offices. Considers that the heritage precinct needs clearer delineation, and the City Fringe Control Area should be amended accordingly. Discrepancies between standards applying under the City Centre zone and the Napier City Heritage Precinct need addressing. Considers that the Napier Hill Mataruahou Amenity Precinct should be located to the rear boundary (top of the hill) of the subject land. Considers that section 32 reporting regarding zoning and rule framework for the subject land and immediate areas is inadequate. The submitter seeks acceptance and adoption of specific amendments, additions, or retentions outlined in the submission and Appendices 1 into the PDP.</p>