



<b>Council use only:</b>
Date Submission Received:
Date Submission Closed: 1st February 2018

# Submission on PUBLICLY NOTIFIED RESOURCE CONSENT APPLICATION RM170155

BUPA New Zealand

To:	Resource Consents City Strategy Napier City Council Private Bag 6010 Napier 4142 Attention: Shane Lambert	Person(s) Making Submission:	SUSAN ROGERSON
			13 PARSONS ROAD
			MEEAWEE
			NAPIER 4112

<b>Application:</b> This is a submission on an application from Bupa New Zealand for a resource consent:	
Location:	25 and 35 Ulyatt Road, Napier (Lot 1 DP 423183, and part of Lot 2 DP 423183)
Application No.:	RM170155
Type of Consent Applied for:	Land use consent (Napier District Plan, Discretionary Activity Rule 34.14 1 g))
Description of Proposal:	To establish a retirement village and care home complex within the Main Rural Zone comprising of 99 Retirement villas, 19 retirement apartments, 49 care home rooms, and associated care facilities. This will include kitchens, nursing stations, communal dining and lounge areas, cafe and visitor, service, reception and administration areas. It would include up to 80,000m3 of earthworks to develop the site; A central green with integrated walkways; visitor and staff car parking; comprehensive landscape plantings; two road access points to Ulyatt Road, and; a new footpath, kerb and channel along Ulyatt Road.

1.

~~I am~~ am not (please select one)  
a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

I am ~~am not~~ (please select one)  
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.

2. The specific parts of the application that my submission relates to are: (please continue on separate sheet(s) if necessary)

1. DESTROYING FERTILE LAND USED FOR FOOD PRODUCTION

2. TOO CLOSE TO APPLE ORCHARDS (SPRAYS)

3. TOO CLOSE TO THE EXPRESSWAY WHICH WILL EVENTUALLY HAVE 4 LANES.


**3. My submission is:**

whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views. (please continue on separate sheet(s) if necessary)

I OPPOSE THE APPLICATION

1. THE SUBDIVISION WILL CONTRIBUTE TO THE SLOW EROSION OF FERTILE ARABLE LAND.
2. WITH EXTRA LANES ON THE EXPRESSWAY IT WILL BRING THE NOISE AND FUMES FROM THE VEHICLES EVEN CLOSER
3. IT IS VERY CLOSE TO AN APPLE ORCHARD, WHO CAN SPRAY CHEMICALS OVER 4 TIMES A WEEK FROM SEPTEMBER TILL DECEMBER AND AT LEAST WEEKLY MUCH OF THE REST OF THE YEAR. WHAT HAPPENS TO THE ORCHARDS IF THERE ARE TOO MANY COMPLAINTS (APPLES ARE ONE OF THE MAJOR CROPS IN MEEANEE)

WILL THERE BE A REPEAT OF THE HAWKLOCK NORTH MUSHROOM DEBACLE TOO MANY HOUSES ALLOWED NEXT TO EXISTING ORCHARDS?

**4. I / We seek the following decision from the Napier City Council:**

(Please give precise details, including whether you wish the application to be granted or declined, and if applicable, the parts of the application you wish to have amended and the general nature of any conditions sought) (please continue on separate sheet(s) if necessary)

I WASH FOR THE NAPIER CITY COUNCIL TO DECLINE THE APPLICATION

<b>5.</b>
I wish to be heard in support of my submissions
OR
<input checked="" type="checkbox"/> I do not wish to be heard in support of my submissions

<b>6.</b>
If others make a similar submission I will consider presenting a joint case with them at any hearing:    Yes    No
OR
I do not wish to present a joint case

<b>7.</b>
I request pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority (see note 5 below)
OR
I do not request pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority

Signature of submitter: or person authorised to sign on behalf of submitter. A signature is not required if you make your submission electronically.	<i>S. Rogerson</i>	Date:	<i>19. 1. 2018</i>
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Email:	<i>s.rogerson@xtra.co.nz</i>
Daytime Phone:	<i>06 8449611</i>
Postal Address:	<i>13 PARSONS ROAD MEEANEE NAPIER 4112</i>
Contact Name and Designation:	<i>SUSAN ROGERSON</i>

Note:

1. The closing date for serving submissions on the Council is the 20th working day after Public Notification is given under Section 95 of the Resource Management Act 1991.
2. You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the Napier City Council.

**Applicants Address for Service:**

Wasley Knell Consultants Ltd,  
P O Box 381,  
Tauranga  
Care of Greg Knell (email: [greg@wasleyknell.co.nz](mailto:greg@wasleyknell.co.nz))

3. A signature is not required if you make your submission by electronic means.
4. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
5. If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.
6. Please note that your submission (or part of your submission) may be struck out if NCC is satisfied that at least 1 of the following applies to the submission (or part of the submission):
  - it is frivolous or vexatious:
  - it discloses no reasonable or relevant case:
  - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
  - it contains offensive language:
  - it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.
7. All submissions (including name and contact details) are published and made available to elected members and the public. Personal information will also be used for the administration of this resource consent