

Shane Lambert

To: Shane Lambert
Subject: FW: Resource Consent Submission [#56]

From: NCC Website Request - Resource Consent Submission [<mailto:no-reply@wufoo.com>]
Sent: Tuesday, 30 January 2018 12:30 PM
To: Lee Tong <leet@napier.govt.nz>; Paul O'Shaughnessy <Paulo@napier.govt.nz>
Subject: Resource Consent Submission [#56]


Resource RM170155
Consent
Number: *

Name: * HB Fruitgrowers Association Inc

Contact Name Dianne Vesty
(if different
from above):

Are you Yes
submitting on
behalf of an
organisation?
*

Organisation * HB Fruitgrowers Assn Inc

Postal 
Address: * P O Box 689
Hastings 4156
New Zealand

Phone 06 870 8541
(daytime): *

Mobile: 0272 33 99 00

Email office@hbfruitgrowers.co.nz
Address: *

Could you gain No
an advantage
in trade
competition
through this
submission? *

I am directly Yes
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 effect of
trade
competition. *

I request Yes
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 *

Do you Oppose
support/oppose
this
application: *

Parts you 1.0 Proposal
support/oppose 3.0 Resource Management Act 1991
are: * 4.0 District Plan Provisions
 5.0 Assessment of Effects.....
 5.2 Main Rural Zone Permitted Activity Conditions
 7.0 Conclusion

Reasons for submission: *

The Fruitgrowers' Association is opposed to the Application in its entirety due to crossing the existing firm urban boundary and its intrusion into the productive land of the Heretaunga Plains and that the effects of the development will be more than minor. Also:

- The planned retirement village is not an appropriate activity on the versatile and productive land of the Heretaunga Plains.
- The application is contrary to the Heretaunga Plains urban development strategy.
- The application is contrary to the Napier District Plan objectives and policies around sustainability and maintaining the character and amenity of the Main Rural Zone.
- The cumulative effects of the proposed development alter the overall amenity of the area and is highly likely to set precedents for future decision making and has the potential to raise expectations for adjoining sites potential development.

- Limitations on the ability to utilise the remaining subdivided land.
- Pressure to move an activity which is productive LUC Class 3 versatile land on to a land higher versatility rating causing increased pressure on the limited high-quality land resource.
- The scale and density of the village activity does not comply with the Plains zone rules for a discretionary activity. We believe the application is for a non-complying activity.

Decision I wish I wish the Napier City Council to decline the application.

Napier City

Council to

make is (eg.

decline or

approve): *

I wish to speak Yes

at the hearing:

*

Shane Lambert


To: Shane Lambert
Subject: FW: Resource Consent Submission [#52]

From: NCC Website Request - Resource Consent Submission [<mailto:no-reply@wufoo.com>]
Sent: Monday, 18 December 2017 3:33 PM
To: Lee Tong <leet@napier.govt.nz>; Paul O'Shaughnessy <Paulo@napier.govt.nz>
Subject: Resource Consent Submission [#52]

Resource RM170155
Consent
Number: *

Name: * Robert Arrell

Are you No
submitting on
behalf of an
organisation?

Postal 
Address: * 118 Clarence Cox Crescent
Napier, Hawkes Bay 4112
New Zealand

Phone 843-7846
(daytime): *

Email kimrobl@xtra.co.nz
Address: *

Could you gain No
an advantage
in trade
competition
through this
submission? *

I am directly Yes
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 effect of
trade
competition. *

I request Yes
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 *

Do you Oppose
support/oppose
this
application: *

Parts you support/oppose are: *

The failure of the resource consent to take into account the following matters and effects (impacts):

1. The water resources of Napier City are barely adequate to sustain the present population and this problem is exacerbated by allowing this development to proceed. (Water Crisis reported in HB Today 30/11/17)
2. The BUPA organization is planning to have only 21 staff on site at any time to look after 49 inmates. Recent events have shown this to be an inadequate nursing/care level (<http://www.radionz.co.nz/national/programmes/ninetonoon/audio/201853402/care-home-complaint-becomes-consumer-case>). It is to be noted that on page 5 there is an apparent grammatical error in the first line of paragraph two that obfuscates the clear meaning. I understand from that paragraph that the NCC is asserting that an obligation by our community to provide care for the elderly will be enhanced by BUPA's development, and that therefore a diminished expectation of compliance to the RMA is acceptable. I would find this acceptable if there were to be a 'social' clause in the BUPA development. By this I mean, the provision of a percentage of villas, apartments and care beds for people of limited means. This would then give some justification and integrity to their statement in paragraph 4 of page 5: "Progressive accommodation and care options for community members as they age enables the well-being of the community as part of catering for their needs throughout their life." As BUPA will readily concede, the age care industry is now a profitable one, and if the NCC can see its way to concede some of the compliance issues regarding this development, then BUPA and its shareholders should concede some of their profit in order to give integrity to their statements.

Reasons for submission: *

1. Concern the water infrastructure of Napier City is not adequate for allowing any further large scale housing developments. Paragraph 6, page 16 in the Site Selection, there was no regard for adequate water availability. If 'service infrastructure' was meant to include 'water' then the events of late November have shown how illusory this assumption is.
2. Concern that BUPA is not able to carry out their aim to "... deliver quality aged care and accommodation and supporting infrastructure." (paragraph 3, page 5)

Decision I wish Approve, but with conditions.

Napier City

Council to

make is (eg.

decline or

approve): *

I wish to speak No

at the hearing:

*

Shane Lambert


To: Shane Lambert
Subject: FW: Resource Consent Submission [#54]

From: "NCC Website Request - Resource Consent Submission" <no-reply@wufoo.com>
Date: 7 January 2018 at 8:27:48 PM NZDT
To: cms@napier.govt.nz, paulo@napier.govt.nz
Subject: Resource Consent Submission [#54]
Reply-To: <cheryl_stones@hotmail.com>

Resource 170155
Consent
Number: *

Name: * Cheryl Newman

Are you No
submitting on
behalf of an
organisation?
*

Postal 
Address: * 130 Harold Holt Ave, Pirimai
Napier , Hawkes Bay 4112
New Zealand

Phone 0224059458
(daytime): *

Email cheryl_stones@hotmail.com
Address: *

Could you gain No
an advantage
in trade
competition
through this
submission? *

I am directly Yes
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 effect of
trade
competition. *

I request Yes
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 *

Do you Oppose
support/oppose
this
application: *

Parts you I don't believe the current roading/footpath infrastructure will be fit for purpose with another 150+ people using it
support/oppose
are: *

Reasons for submission: *

There is a high level of traffic along Harold Holt Ave considering it is a residential area. Vehicles regularly travel in excess of 50km/hr along the end of Harold Holt Ave where it meets Ulyatt Rd. They then speed in excess of the 100km/hr speed limit on Ulyatt/Tannery Road. This area is victim to high levels of anti-social behavior with cars speeding, burning out tyres and skidding through bends and junctions. Adding more vehicles travelling through this area will not slow people down, simply cause more aggressive driving and obstacles in their line of fire. I feel there is already significant risk to residents, especially families with young children, which will not decrease with increased volumes of traffic.

There are no pathways along Ulyatt/Tannery and the iway alongside the highway only goes part of the distance to Meeanee. The proposal for a pathway only covers the length of the development area, what about the rest of the road? Are the older generations going to be walking along the berms with cars flying pass them?

Street lighting in the area is currently very poor and I can only assume that residents out in the evenings will be a walking target.

I live very close to the roadside and don't want to be witness to someone being harmed in a motor vehicle related incident.

Decision I wish Approve - However, I want to see the areas roads made safer. I don't feel that the current infrastructure can accommodate
Napier City safely the current residents, never mind 150+ pensioners on the roads and footpaths!
Council to

make is (eg.
decline or
approve); *

I wish to speak No
at the hearing:
*

Shane Lambert

To: Shane Lambert
Subject: FW: Resource Consent Submission [#55]

From: NCC Website Request - Resource Consent Submission [<mailto:no-reply@wufoo.com>]
Sent: Tuesday, 23 January 2018 12:18 PM
To: Lee Tong <leet@napier.govt.nz>; Paul O'Shaughnessy <Paulo@napier.govt.nz>
Subject: Resource Consent Submission [#55]

Resource Consent Number: * RM170155

Name: * kerry lane

Are you submitting on behalf of an organisation? * No

Postal Address: * 
19a hammond road
taradale napier
New Zealand

Phone (daytime): * 0274807763

Email Address: * kyme2011@live.com

Could you gain an advantage in trade competition through this submission? * No

I am 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 effect of trade competition. * No

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 * No

Do you support/oppose this application: * Support

Parts you support/oppose are: * Overall scheme fills a growing gap for the city and will enhance and amenity value of Pirimai South

Reasons for submission: * interested CITIZEN WHO WANTS TO PROACTIVELY see Napier grow and leverage opportunities for growth asap

Decision I wish Napier City Council to make is (eg. decline or approve): * APPROVE

I wish to speak at the hearing: * No

Shane Lambert

To: Shane Lambert
Subject: FW: Resource Consent Submission [#60]

From: "NCC Website Request - Resource Consent Submission" <no-reply@wufoo.com>
Date: 1 February 2018 at 1:55:13 PM NZDT
To: cms@napier.govt.nz, paulo@napier.govt.nz
Subject: Resource Consent Submission [#60]
Reply-To: <adam@direct-imports.co.nz>

Resource RM170155

Consent

Number: *

Name: * M & A Turner

Are you No
submitting on
behalf of an
organisation?
*

Postal



Address: * 22 Ulyatt Road
Napier 4112
New Zealand

Phone 06 843 5680
(daytime): *

Mobile: 0221654396

Email adam@direct-imports.co.nz
Address: *

Could you gain No
an advantage
in trade
competition
through this
submission? *

I am directly Yes
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 effect of
trade
competition. *

I request Yes
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 *

Do you Oppose
support/oppose
this
application: *

Parts you support/oppose are: *

We do not outright oppose the build however we are frustrated with how the "discretionary activities" appear to be NCC being a law to their own.

The rules and regulations that NCC has applied to us (despite us needing help on occasions) have been strict and unfair despite all rules seemingly going out the window for BUPA's case.

We have potential loss of business (guest accommodation) as a result of the construction process (noise, traffic, view) in addition to permanent loss of views as a direct consequence of the multi-story towers.

We despite the same zoning, were not allowed access to town supply water/waste management and denied opportunity to sub-divide a small portion of a neighbouring section into our own due to it not meeting sub-dividing criteria. I don't believe the sub-division criteria of Lot 423183 or 423183 are any different to our own. The regulation around subdivision has been severely blurred to keep BUPA and the council happy. Double Standards basically.

We appreciate the road upgrade, footpath etc. is a good outcome of the project however this is no reason for us to suffer in terms of outlook, business or future investment potential.

Unless direct neighbouring land is treated with the same 'generosity' as 'BUPA land ' is then we do not support this project.

If zoning is changed to reflect what is now virtually residential then we would have no issue. The excuse that a retirement village does not reflect a residential population or structure is ridiculous as there would be less population and less impact of building if it was sold privately for residential sections. There's no sense in arguing a complex that could potentially house 285 persons (the villa's and apartments are not single person builds) retains a rural environment. It changes the whole community, population, foot traffic, road traffic and environmental outlook.

I suspect without a change of zoning for all of Ulyatt Road it may be a case for the ombudsmen to assess if the discretionary activity really does work under the Main Rural zone (especially when you grant access to residential water and waste supply).

Reasons for Questioning legal actions and obligations of council when working within main rural zone without rezoning.
submission: * Build noise, traffic and final build will impact our business and property views.
The project does not retain Main Rural outlook or facility in any sense and should not pass under a discretionary activity.

Decision I wish Napier City Council to make is (eg. decline or approve): *

Approve on a more fair level with surrounding Ulyatt Road land owners. Unless the land becomes Residential zoning with all of us entitled to the same land flexibility and town supply then the council has failed at its duty to retain land consistency.

You either keep the land Main Rural and reject such large scale builds that will be a town population in itself or you make it a level playing field for the rest of us.

Beautifying surrounding drain areas for retirees would also be a smart idea should the complex go ahead - your coincidentally new footpath next to the expressway is hardly a peaceful walk/scooter ride whereas the cross country drain across the road has reserve potential.

Speed limit on Ulyatt Road will have to be decreased together with SPEED BUMPS due to the high volume of law breakers and speed racers that use Harold Holt, Ulyatt Road and Tannery Road as racing tracks.

Attachment:



[bupa_submission.pdf](#) 365.37 KB · PDF

I wish to speak No
at the hearing:

*



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

Council use only:

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:

Melinda + Adam Turner
22 Ulyatt Road
Mecaere

Application: 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)

Activities inconsistent with Main Rural zone - complex size & population of residents should not meet discretionary activity requirements.

Land sub-division between lot 1 + 2.

Access to residential water + wastewater supply.

Negative impact on rural outlook.

Already proven lack of noise control for main rural zones.

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)

While Ulyatt Road is under Main Rural zoning we oppose the project.

Refer to my written comments within the online submission form as there is not sufficient room here. (Attached to this form are my comments which are to be considered part of + within Form 13 therefore not to be excluded.)

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)

We only support the application if Ulyatt Road's zoning is changed for all land owners to reflect the activities of BUPA being consistent with residential not main rural.

If BUPA progresses we suggest buildings parallel to Ulyatt Rd are the first to be constructed in order to build a sound barrier for continued construction + noise disturbance for Ulyatt Rd residents.

5.

I wish to be heard in support of my submissions

OR

I do not wish to be heard in support of my submissions ✓

6.

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

7.

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.



Date: 1/2/2018

Email:

mturner@nutrilink.co.nz adlam@direct-imports.co.nz

Daytime Phone:

06 843 5680 0221654396

Postal Address:

22 Ulyatt Road, Meeanee

Contact Name and

M + A Turner

Designation:

Land owners

Comments to be Included within FORM 13 Submission for BUPA Complex – Ulyatt Road

Parts of Support/Oppose:

We do not out-right oppose the build however we are frustrated with how the "discretionary activities" appear to be NCC being a law to their own. The rules and regulations that NCC has applied to us (despite us needing help on occasions) have been strict and unfair despite all rules seemingly going out the window for BUPA's case.

We have potential loss of business that we rely on our rural setting for as a result of the construction process (noise, traffic, view) in addition to permanent loss of views as a direct consequence of the multi-story towers.

We despite the same zoning, were not allowed access to town supply water/waste management and denied opportunity to even submit a request to sub-divide a small portion of a neighbouring section into our own due to it not meeting sub-dividing criteria. I don't believe the sub-division criteria of Lot 423183 or 423183 are any different to our own. The regulation around subdivision has been severely blurred to keep BUPA and the council happy. Double Standards basically.

We appreciate the road upgrade, footpath etc. is a good outcome of the project and a 50km/h speed zone would be beneficial however this is no reason for us to suffer in terms of outlook, business or future investment potential. Unless direct neighbouring land is treated with the same 'generosity' as 'BUPA land ' then we do not support this project.

The project being granted as a discretionary activity is in a 'corrupt' manner with his neighbours not given equal rights on council regulations.

If zoning is changed to reflect what will become virtually residential then we would have no issue. The excuse that a retirement village does not reflect a residential population or structure is ridiculous as there would be less population and less impact of building if it was sold privately for residential sections.

There's no sense in arguing a complex that could potentially house 285 persons (the villa's and apartments are not single person builds) retains a rural environment. It changes the whole community, population, foot traffic, road traffic and environmental outlook. I suspect without a change of zoning for all of Ulyatt Road it may be a case for the Ombudsmen to assess if the discretionary activity really does work under the Main Rural zone (especially when you grant access to residential water and waste supply). Have your cake and eat it as it were while the smaller land owners are not presented equal rights.

Reason's for Submission:

Questioning legal actions and obligations of council when working within main rural zone without rezoning.

Build noise, traffic and final build will impact our business and property views.

The project does not retain Main Rural outlook or facility in any sense and should not pass under a discretionary activity.

Decision I Wish NCC to Make:

Approve on a more fair level with surrounding Ulyatt Road land owners. Unless the land becomes Residential zoning with all of us entitled to the same land flexibility and town supply then the council has failed at its duty to retain land consistency. You either keep the land Main Rural and reject such large scale builds that will be a town population in itself or you make it a level playing field for the rest of us. Beautifying surrounding drain areas for retirees would also be a smart idea should the complex go ahead - your coincidentally new footpath next to the expressway is hardly a peaceful walk/scooter ride whereas the cross country drain across the road has reserve potential.

Overall we feel the BUPA complex could be good for the local community (being Pirimai) however the local community is not Main Rural it's Residential and we feel such a large complex does not fit in under the Main Rural zone on any level. Rezoning the Ulyatt Road area and extending Pirimai seems a more fair, reasonable and realistic way of progressing with the project.

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)

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

Shane Lambert

To: Shane Lambert
Subject: FW: Resource Consent Submission [#61]

From: NCC Website Request - Resource Consent Submission [<mailto:no-reply@wufoo.com>]
Sent: Thursday, 1 February 2018 12:33 PM
To: Lee Tong <leet@napier.govt.nz>; Paul O'Shaughnessy <Paulo@napier.govt.nz>
Subject: Resource Consent Submission [#61]

Resource Consent Number: * RM170155

Name: * Garth Raikes

Contact Name (if different from above): Garth Raikes

Are you submitting on behalf of an organisation? No
*

Postal Address: * 
19 Percival Road
Hastings, NZ 4120
New Zealand

Phone (daytime): * 068785004

Mobile: 0212215102

Email Address: * garth.raikes@heritagehardware.co.nz

Could you gain an advantage in trade competition through this submission? * No

I am 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 effect of trade competition. * No

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 * Yes

Do you support/oppose this application: * Support

Parts you support/oppose are: * I fully support this.
HB is a growing town and needs a lot more of this type of development to continue to attract migration.

Reasons for submission: * The result of Bupa going here will release more housing into the market (retiree's selling up) which HB desperately needs
We need to get away from the old HB "Orchard town" mentality & get realistic with

new developments in order to transform the area; This will have the positive effect of attracting more people into the area with money, which will lead onto better infrastructure/boost local economy etc

Decision I wish Napier City Council to make is (eg. decline or approve): * I wish Napier City council to give unequivocal support to this Bupa development.

I wish to speak at the hearing: *

No

Shane Lambert

To: Shane Lambert
Subject: FW: Resource Consent Submission [#62]

From: NCC Website Request - Resource Consent Submission [<mailto:no-reply@wufoo.com>]
Sent: Thursday, 1 February 2018 4:44 PM
To: Lee Tong <leet@napier.govt.nz>; Paul O'Shaughnessy <Paulo@napier.govt.nz>
Subject: Resource Consent Submission [#62]

Resource Consent Number: * RM170155

Name: * Jackie Raikes

Contact Name (if different from above): Jackie Raikes

Are you submitting on behalf of an organisation? No
*

Postal Address: * 
310 Nottingham Road
Hastings, Hawkes Bay 4120
New Zealand

Phone (daytime): * 06 8788934

Mobile: 021 2283752

Email Address: * jandjraikes@outlook.com

Could you gain an advantage in trade competition through this submission? * No

I am 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 effect of trade competition. * No

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 * No

Do you support/oppose this application: * Support

Parts you support/oppose are: * Desperate need for this facility, well overdue. recently had to try and find a rest home for my mother in law. Had to go on a waiting list and she died while waiting

Reasons for submission: * Because there is a shortage of this kind of facility. some out there are very dated and not up to standard. Bupa do first class facilities.
Also, if this gets fully subscribed, which it will, this will potentially free up to 100-150 houses for others to buy.

**Decision I wish Napier City Council to make is (eg. Absolutely approve.
decline or approve): ***

I wish to speak at the hearing: *

No

Shane Lambert

From: Alice <aanda@waspnet.co.nz>
Sent: Thursday, 1 February 2018 18:10
To: Shane Lambert
Subject: Fwd: Resource Consent Submission

Apologies looks like I ticked yes instead of no for the question about being directly affected by an effect of the subject matter ..

Was trying to get my head around the questions ☐

Hope I got my point through
Grand idea
Go for it

----- Forwarded message -----

From: Napier City Council - Resource Consent Submission <no-reply@wufoo.com>
Date: 1/02/2018 5:58 PM
Subject: Resource Consent Submission
To: aanda@waspnet.co.nz
Cc:

Thank you for taking the time to send us an email, we will do our best to reply to you as soon as possible.

Below are the details that we have received from you.

Resource Consent Submission

| | |
|---|---|
| Resource Consent Number: * | RM170155 |
| Name: * | Alice Crawshaw |
| Are you submitting on behalf of an organisation? * | No |
| Postal Address: * |  56 Ulyatt Road Napier, Hawkes Bay 4112 New Zealand |
| Phone (daytime): * | 0212215099 |
| Email Address: * | aanda@waspnet.co.nz |
| Could you gain an advantage in trade competition through this submission? * | No |
| I am 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 effect of trade competition. * | Yes |

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 *

Yes

Do you support/oppose this application: *

Support

Parts you support/oppose are: *

I fully endorse the proposal of putting a Bupa resthome down ulyatt road.
This is an excellent and much needed plan to accommodate for our aging population.
Among many things It will also help with the current housing crisis by freeing up houses as older people move on into this rest home care centre.
It will also help boost the whole area for example the local pirimai shopping centre which could certainly do with some more shops in their block..
to say nothing of the jobs it will create for the area getting the resthome built..

Reasons for submission: *

There is no getting away from the fact that we have lots of old people in Hawkes Bay and not many places for them to go when they require more care.
Care for our old is essential and I know when we were trying to find someplace to care for my grandmother in her 80s - there was a waiting list on any appropriate resthomes... A lot were substandard old resthomes too..
It will help boost the whole area I hope too and will certainly help the economy

Decision I wish Napier City Council to make is (eg. decline or approve): *

Yes approve.
Go for it ;)
Much needed around here... :)

I wish to speak at the hearing: *

No

Shane Lambert

To: Shane Lambert
Subject: FW: Napier City Council - District Plan Submission [#17]

From: NCC Website Request - District Plan Submission [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, 31 January 2018 9:22 PM
To: Dean Moriarity <Deanm@napier.govt.nz>
Subject: Napier City Council - District Plan Submission [#17]


Plan Change: RM170155

*

Are you No
submitting
on behalf of
an
organisation?

*

Name: * Ashton Currie

Postal 
Address: * 45 Ulyatt rd
Napier 4112
New Zealand

Phone 021193931
(daytime): *

Email ashtoncurrie98@gmail.com
Address: *

I wish to No
speak at the
hearing: *

If others No
make a
similar
submission,
would you
consider
presenting a
joint case: *

The specific The establishment of a retirement village and care home by Bupa New Zealand
provisions of
the Plan
Change(s)
that my
submission
relates to:

(give details)

*

My submission is: (Include support/opposition to specific parts of the plan change, if you want amendments made, and reasons for your views) *

As a city, Napier needs this retirement home. Recently a grandma of a friend of mine had to wait 6 months for a suitable caring facility to become available. This 6 months inflicted irreparable damage on her especially but also the family. Once she was finally put in a home, it was not long after that she was taken due to the stress of the last 6 months. A new Care home is exactly what Napier needs so that those in their old age can live their last years in comfort and happiness.

Also, as part of Napier City I sincerely believe this will be a major boost to our local economy in the actual construction and planning of the retirement village.

Living on Ulyatt rd as a family with young children we have always had a fear of the cars going past at 100km/h. I am assuming that with a new footpath, and kerb the speed limit will drop also which will greatly increase safety for our young.

I seek the following decision from Napier City Council: I am 100% behind this initiative and I believe Napier City Council should grant resource consent to Bupa New Zealand as soon as possible so that the shortage of care for old people can be meet.

(Give precise details stating what amendments you wish to see made e.g. retain provision, delete it, modify it in the following way, etc.) *

Could you gain an advantage in trade competition through this submission? No

*

I am directly affected by an effect of the subject matter of the submission No

that: a)

Adversely

affects the

environment;

and b) Does

not relate to
trade
competition
or the effect
of trade
competition.

*

Shane Lambert

To: Shane Lambert
Subject: FW: Napier City Council - District Plan Submission [#21]

From: NCC Website Request - District Plan Submission [<mailto:no-reply@wufoo.com>]

Sent: Thursday, 1 February 2018 5:03 PM

To: Dean Moriarity <Deanm@napier.govt.nz>

Subject: Napier City Council - District Plan Submission [#21]

Plan Change: * RM 170155

Are you submitting on behalf of an organisation? * No

Name: * John Raikes

Postal Address: *



700c Omaha Road
Hastings, Hawkes By Hastings 4120
New Zealand

Phone (daytime): * 021 2462339

Email Address: * john.raikes@heritagehardware.co.nz

I wish to speak at the hearing: * No

If others make a similar submission, would you consider presenting a joint case: * No

The specific provisions of the Plan Change(s) that my submission relates to: (give details) * i fully support Bupas rest home facility proposal.. all i can say is "about time" I have had 1st hand experience trying to book an aged relative into a good modern rest home. they seem to be all booked out.

My submission is: (Include support/opposition to specific parts of the plan change, if you want amendments made, and reasons for your views) * This proposal does not encroach on prime fertile land but makes good use of a marginal, x sea bed patch of ground. I like Bupas model and that historically most of their customers are drawn from a close proximity, about a 6km radius, which means this will in turn free up a lot of much needed lower cost housing in the area for sale.

I seek the following decision from Napier City Council: (Give precise details stating what amendments you wish to see made e.g. retain provision, delete it, modify it in the following way, etc.) * Approve it of course!

Could you gain an advantage in trade competition through this submission? * No

I am 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 effect of trade competition. * No

Shane Lambert

To: Shane Lambert
Subject: FW: Napier City Council - District Plan Submission [#18]

From: NCC Website Request - District Plan Submission [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, 31 January 2018 9:58 PM
To: Dean Moriarity <Deanm@napier.govt.nz>
Subject: Napier City Council - District Plan Submission [#18]

Plan Change: * RM170155

Are you submitting on behalf of an organisation? * No

Name: * Lisa Currie

Postal Address: * 
45 Ulyatt Road
Hastings 4112
New Zealand

Phone (daytime): * 0272208893

Email Address: * currietrust@instantgreen.co.nz

I wish to speak at the hearing: * No

If others make a similar submission, would you consider presenting a joint case: * Yes

The specific provisions of the Plan Change(s) that my submission relates to: (give details) * The specific provisions of the plan change that my submission relates to is the establishment of 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.

My submission is: (Include support/opposition to specific parts of the plan change, if you want amendments made, and reasons for your views) * My submission is: in absolute full support of Bupa NZ, as I believe Napier as a caring city needs to provide for our young and our old in a district where a shortage of resthomes exists currently. In the surrounding area currently there are alot of elderly who are ready to move on but as there are such long endless waiting lists in the few retirement homes there are in Hawkes Bay, they are stuck where they are. With this going ahead means all those homes will be available to help the house shortage as well.

I seek the following decision from Napier City Council: (Give precise details stating what amendments you wish to see made e.g. retain provision, delete it, modify it in the following way, etc.) * I fully support and seek a positive outcome in this plan and look forward to seeing it up and completed, i am happy with the plans and the area will be uplifted by it. Hopefully the empty shops down the road from the proposal will get filled up as well.

Could you gain an advantage in trade competition through this submission? * No

I am 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 effect of trade competition. *

No