

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
General	William Alivale	52.1	Oppose	The submitter considers that the Ahuriri Estuary should be protected / enhanced for its natural environment and recreational values and a theme park should be developed alongside the National Aquarium of New Zealand together with other initiatives to encourage the economic and recreational revitalisation of Marine Parade.	Seeks that the PDP OSZ - Open Space Zone Chapter Introduction purpose references initiatives to facilitate the economic and recreational revitalisation of the National Aquarium of New Zealand and Marine Parade. That the NOSZ - Natural Open Space Zone Chapter Introduction purpose and the NFL - Natural Features and Landscapes Chapter Issues, Objectives, Policies and Rules reference plans for the protection / enhancement of Ahuriri Estuary and Pandora Pond. (Inferred decision requested)	Open Submission
General	Sam Hartree	72.1	Amend	The submitter considers that references to the Napier Vertical Datum 1962 (MSL = 0.00m) and Hawkes Bay Local Authority Datum 1972 (MSL = 10.00m) on resource and building consents should be replaced with the New Zealand Vertical Datum 2016 ("NZVD2016") given the Land Information New Zealand ("LINZ") Requirement that this is the only vertical datum for use in cadastral surveys from 1 July 2024.	Seeks amendment to the PDP and / or Introduction and General Provisions / How the plan works / General Approach for mention of the NZVD2016 in order to minimise confusion and ensure consistency with the LINZ Requirement and recent LiDAR coverage across the Hawke's Bay region. (Inferred decision requested)	Open Submission
General	Rebecca Eng	99.1	Amend	It is not clear how conflicts between overlays and district wide provisions are to be managed eg the National Grid and its relationship to the Network Utilities and overlay provisions	Amend the text as follows: An overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from the underlying zone provisions. Where there is a conflict between the zone and the overlay, the overlay provisions prevail. <u>Where there is conflict between the network utility chapter provisions and the overlay, the network utility chapter provisions prevail.</u> And any consequential amendments.	Open Submission
General	Sheena Revington Peter Revington	114.3	Oppose	Notes that on the 13 December and the maps that give this information are down for maintenance.	Notes that this is not acceptable - all the information should be readily available, and alternative methods to easily view impacted areas should be easily accessible. No specific relief sought	Open Submission
General	Cameron Drury	128.1	Amend	A summary of the following submission points relating to the Mission Residential Precinct, Mission Rural Residential Precinct, and the Mission Landscape and Visitor Precinct.	A summary of the parts of the Proposed District Plan where relief is sought in the following submission points.	Open Submission
General	Pip Beachen	142.1	Amend	Submitter notes that the full submission relates to the PDP and specific provisions. Submitter provides an introduction and background to its role in Hawke's Bay Property Development to indicate that it is well informed on challenges and opportunities for delivering housing within the provincial property market. Considers that the economic realities of delivering housing projects within Napier should be better understood by Council to ensure the provisions will reduce uncertainty and avoid additional time and costs to projects, in order to assist achieving the desired outcomes for the city. TW Property Generally supports the introduction of the Medium and High Density residential zone however considers that both these, and the General Residential Zone, include onerous standards and assessment criteria which contribute to the inefficient development of a site and/or add time and cost to a project during reporting and processing of consents. Refer to original submission for full details.	Submitter notes that the relief sought across the PDP reflect themes of supporting increased opportunities for Medium and High Density Housing, reducing uncertainty, ensuring workable standards. No specific relief sought. Refer to original submission for full details.	Open Submission

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General	Pip Beachen	142.3	Amend	<p>Considers that increasing the certainty of gaining planning approvals is key to enable developers to actually deliver housing developments (including medium and high density housing). Considers that reducing risk (including time and cost risk) to projects will encourage developers to move from traditional infill and/or greenfield subdivisions to deliver duplex and terraced housing typologies within Napier across all market/occupancy sectors. Sufficient certainty is required at the early due diligence stage to make property acquisition and investment decisions. The submitter accepts that medium and higher density residential development will likely require resource consent applications, particularly for larger scale development, as not all potential matters may be adequately addressed through permitted activity standards. Considers that the flexibility of a resource consent process can also enable developments to better respond to site specific characteristics rather than compliance with a plethora of onerous standards. Considers that the resource consent process should provide as much certainty and clarity for all involved, including developers and also existing neighbouring property owners and communities. The submitter notes the current uncertainty in the design and resource consent process for housing projects in Napier is the implication of minimum floor levels in relation to flooding, whether or not a flood hazard is actually shown over the subject site. Considers that a flood level prescribed by Council is often applied as a consent condition following the assessment of an application with the resulting heights having potential to implicate compliance with height in relation to boundary standards and affect other factors in relation to building and landscape design.</p>	<p>Retain the MRZ and HRZ Zones. Retain the Restricted Discretionary Activity status for residential activities where activity conditions are met. Delete assessment criteria relating to Hastings Residential Intensification Guide. Clearly define the flood level and the areas which this applies to on the planning maps.</p>	Open Submission
General	Catherine Hawkins	148.5	Amend	<p>Hard copy of Proposed District Plan should be provided, with pages numbered. Hard copy submissions should be accepted.</p>	<p>Hard copy of Proposed District Plan should be provided, with pages numbered. Hard copy submissions should be accepted.</p>	Open Submission
General	James Witham	165.1	Amend	<p>Submitter summarises key themes from submission. Generally supports intentions of the PDP to achieve a more sustainable future for Napier. Notes that the PDP give effect to any and all parts of the National Policy Statement for Highly Productive Land (NPS-HPL) specifically in the provisions related to the below</p> <ul style="list-style-type: none"> - Versatile land - Sensitivity and reverse sensitivity effects - Strategic direction - Renewable energy - Subdivision - Earthworks - Noise - Zone provisions (Rural Lifestyle Zone and the Primary Production Zone) 	<p>General relief sought related to the implementation of the NPSHPL. See original submission for further detail</p>	Open Submission

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General	Sheena McGuire	168.1	Amend	Submitter provides background and summary of its organisational responsibilities including the construction, maintenance, and operation of the national railway network. This includes managing railway infrastructure and land, as well as rail freight and passenger services within New Zealand. The submitter is also the Requiring Authority for land designated for 'Railway Purposes' (or similar) in District Plans throughout New Zealand. Notes that the national railway network comprises 3,700km of track, over 200 locomotives, 18,100 hectares of land, and 1,350 buildings. The rail network is critical for safe and efficient freight and passenger movement in New Zealand. Rail contributes \$1.7 - 2.1 billion to the economy and helps reduce carbon emissions. As a result, rail is experiencing a renaissance as evidenced by the significant investment being made by the Government to reinvigorate the railway network, demonstrating a strong and continued confidence in rail's current and future potential. The government has allocated \$369.2 million in the recent budget to restore and enhance the national rail service. Key rail assets in Napier City include the Palmerston North to Gisborne Line, Napier Port Branch, and Pandora North Connection. The submitter aims to protect its ability to operate, maintain, and upgrade these assets. Notes that land uses near railway corridors should not compromise rail operations, and appropriate controls should be imposed for sensitive activities. Considers that safety, including sightlines and level crossings is a key concern. Notes that the submission to the Proposed Napier City District Plan is structured according to the plan's layout. Changes requested by the submitter are marked for insertion, deletion, or modification, with consequential changes noted for clarity. Refer to original submission for full details	No specific relief sought. Refer to original submission for all submission points.	Open Submission
General	Cameron Drury	170.1	Amend	Considers a General Statement should be added noting the need to enable opportunities for promoters to bring events to the region and for the community to hold events for its social, cultural and recreational wellbeing.	No specific relief sought. General statement to seek amendments to address the Facilitation of Temporary and Community Events.	Open Submission
General	Jeremy Harding	177.1	Oppose	The PDP does not cater for quarrying activities. Aggregate is an essential resource for the construction of housing, roading projects and other transport infrastructure, and is an important resource for increasing resilience. Aggregate deposits are location-specific and need to be protected from alternative land uses, and quarrying activities provided for. Transporting aggregate from outside of the region is very expensive. Consents to quarry will likely become expensive and hard to attain, and Napier will be disadvantaged without ready access to aggregate materials.	Seeks better acknowledgement and provision for quarrying activities.	Open Submission
General	Cameron Drury	179.1	Amend	Summary of matters addressed in other submission points	Seeks a number of amendments throughout the Plan focusing on rules, standards and assessment criteria.	Open Submission
General	Mark Leggett	180.1	Amend	Submitter provides general overview of the organisation's roles and responsibilities including the operation of a Service Centre at the Port of Napier. Notes that under the PDP, the Napier Service Centre would be in the Special Purpose Zone (PORTZ), subject to various overlays and provisions. Supports Council's plan but is concerned about potential restrictions on its operations highlighting the scope of definitions, stormwater management, transport provisions, coastal environment objectives, light spill, signs, height controls, and site coverage in the Port area. Refer to original submission for full details.	Summary of relief sought provided. Seeks amendments to clarify definitions, exempt Port sites from certain provisions, and improve the work-ability of the PDP. Refer to original submission and proceeding submission points for full details.	Open Submission
General	Cameron Drury	185.1	Amend	Considers the properties at 41 and 63 Corunna Bay to be appropriate for both Light Industrial activities (for which it is currently zoned) and Large Format Retail activities. This would provide more opportunity to develop Large Format Retail activities within close proximity to the City Centre and existing Large Format Retail zone, without generating reverse sensitivity effect on light industrial activities that are able to co-located in the area. Provision for both Light Industry and Large Format Retail activities could be enabled through an area specific precinct that incorporates the subject sites.	Add new "Corunna Bay" precinct to the planning maps, with associated provisions to enable LFR and Light Industry activities, or alternative relief as sought elsewhere in this submission.	Open Submission

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General	Angela McFlynn	189.25	Amend	The submitter considers that the purpose of controlled and restricted discretionary activities is to limit the matters that are required to be considered to those matters specifically stated in the Plan as being relevant to the specific activity or rule that is unable to be complied with. Including as a matter over which control or discretion is restricted to essentially the entire plan is not appropriate. If a proposal meets the criteria for consideration as either a controlled or restricted discretionary activity, and the plan has been competently prepared to give effect to those objectives and policies, further specific consideration of objectives and policies should not be necessary in association with applications for resource consent for controlled or restricted discretionary activities.	Seeks that for all sections of the Plan, assessment criteria for controlled and restricted discretionary activities are amended to remove any requirement to specifically consider the objectives and policies of the plan.	Open Submission
General	Angela McFlynn	189.47	Oppose	Considers the residential sections of the Proposed District Plan include several references to the Hastings Residential Intensification Design Guide. This guide has been used as the basis for Hastings District Council to justify granting numerous poor quality residential developments that are significantly degrading the quality of the existing residential environment. The design guide is not fit for purpose and should not be adopted by Napier City Council, where the quality of recent developments has been of a far higher standard. This quality of developments being undertaken within Napier should be protected and strived for, and if necessary, an appropriate, fit for purpose design guide developed to ensure that the character and amenity of Napier is not degraded in a similar manner to recent developments in Hastings.	Delete all references to the Hastings Residential Intensification Design Guide from the Proposed Napier District Plan as notified.	Open Submission
General	Fleur Lincoln Napier City Council	196.1	Amend	For ease and clarity in plan implementation, a consistent approach to infringements to standards is sought. Infringements to standards should be a separate activity in the activity table, with a default restricted discretionary activity status, with an alternative activity status listed as required. Standards should not be listed as an activity condition for each individual activity. Each activity can also exclude requiring to comply with certain standards if relevant.	Review all rule tables and update for consistency.	Open Submission
General	Fleur Lincoln Napier City Council	196.8	Amend	The PDP only enables development of Jervoistown in accordance with the "unserved" provisions of the operative district plan (ODP) i.e. minimum 2,500sqm sites due to the requirement to provide for onsite wastewater discharge, and the potential cumulative stormwater management challenges for higher intensity development. However, the ODP also includes a structure plan allowing for full urbanization in the event a clear majority (75%) of land owners want this option, and agree to pay for the full urban services to be put in place. Adding a new "Jervoistown Development Area" consistent with Appendix 28C of the ODP, which could be triggered via Council resolution where 75% of landowners agree to pursue urbanization of Jervoistown, will retain this option for landowners into the future.	Add new "Jervoistown Development Area" with provisions consistent with Appendix 28C of the ODP (see full submission).	Open Submission
General	Fleur Lincoln Napier City Council	196.51	Amend	The existing rules for minor residential units throughout the residential and rural zones in the PDP allow a maximum 80sqm. This excludes garages. This provides for a large 2 bedroom or small three bedroom residential unit and could result in essentially a full sized second unit. Second units may not effectively and efficiently achieve the objectives and policies for each of these zones. Enabling a smaller unit of maximum 65sqm may provide for extended family and communal living opportunities without detracting from the rural character/highly productive land in rural zones, and the quality living environment objectives in the residential zones.	Consider reducing the permitted GFA limit for minor residential units in all zones from 80sqm to 65sqm.	Open Submission
General	Ellen Robotham	198.1	Amend	Submitter provides direction to the full submission for contextual information	No relief sought.	Open Submission
General	Georgina McPherson	215.1	Amend	The Fuel Company submissions are as set out in the attached document.	Make the changes sought in the Fuel Company submission or alternative changes to give effect to the relief sought.	Open Submission
General	Shravan Miryala	217.1	Amend	Submitter provides background and context to organisation's roles and responsibilities. Notes that the rationale for Z Energy's submission on each of these matters, and the relief sought is contained in Schedule A of the attached document.	No specific relief sought. Inferred relief to amend as requested in attachment.	Open Submission
General	Maria Roberts	219.4	Amend	Amend the District Plan to include the word accessible, which is part of quality design and related to the Napier City Council Disability Strategy.	Amend wording overall to include the word accessible. Example Given: Quality Design Quality, high amenity, accessible and healthy environments to live, work and play.	Open Submission

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General	Maria Roberts	219.5	Amend	Amend the Design Guidelines to include "Universal Design". Understands that the new Council Building / Library is being built using universal design principles.	Seeks a reputable website for Universal Design.	Open Submission
General	Amelia Longley	222.12	Amend	All 'Open Space Zones' provisions. Chapter structures and rule frameworks are inconsistent across the Open Spaces Zones. Amend Open Space Zone chapter structure and rule frameworks to be consistent across the zones.	In addition to the specific submission points outlined further, we request that PDP provisions are amended to read consistently across the Open Space Zone and related chapters (including District Wide Activity chapters).	Open Submission
General	Amelia Longley	222.13	Amend	Link between Rules Table and Standards Table: It is important that the rules are clearly linked to relevant standards. The approach across the Open Space Zone is inconsistent and confusing.	Amend provisions to link rules and standards in a consistent manner across Open Space Zones. Either amend rules to reference relevant standards as a condition of the rules and/or include the following reference at the start of the rules table and the standards table ' All activities must comply with the permitted activity standards set out in the standards table below'	Open Submission
General	Bernadette & Christopher Bastion	229.1	Amend	Objects Medium Density Residential (MRZ) and High Density Residential (HRZ) in Napier south. Napier South is an area with character, that is well maintained that should be preserved. HRZ will have detrimental effects on shade, sunlight, noise, privacy, traffic and parking as the street is narrow.	Seeks the review of the location of high-density residential zones. The residents have not been well informed about the proposal.	Open Submission
General	Alicia McKinnon	230.13	Amend	Acknowledge that the discharge of contaminants (including dust) is the responsibility of the HB Regional Council. However, this is not effective in managing the dust that is created from 85 Battery Road at certain times	Better site management is required to mitigate the adverse effects of dust on the amenity of surrounding land uses.	Open Submission
General	Peter Holley	235.4	Amend	Add a new Chapter to the Proposed Napier District Plan titled: PREC3A - Mission Church Road Residential Precinct. Full details as to the reasons for requesting these changes are outlined in the s.32 report (refer full submission), however a summary of these are outlined below: the proposed changes progress the best value of land-use mix and presents an opportunity to provide for residential development at a greater density than enabled by the underlying Rural Lifestyle Zone; the land has limited productive value; The land is generally higher in elevation and is therefore less susceptible to natural hazards than much of urban Napier; the land is located immediately opposite existing residential land and the currently developing Mission Residential Precinct behind it; the proposal is generally consistent with relevant PDP policy direction (particularly DEV3); technical supporting information demonstrates feasibility; four reasonably practicable options have been considered, and it has been found that the proposed approach is the most effective and efficient; there are a number of environmental, economic, social and cultural benefits, as well as costs (as detailed in the s.32 report).	Add new chapter: PREC3A - Mission Church Road Residential Precinct. Refer to full submission for details.	Open Submission
General	Peter Holley	235.11	Amend	Add new APP7(h) - Stormwater Overview in support of the requested new development areas for the reasons set out in the Section 32 Report (see full submission). A summary of the reasons for requesting the change can be found in submission point 235.2.	Add new APP7(h) - Stormwater Overview as per the full submission.	Open Submission
General	Peter Holley	235.12	Amend	Add new APP7(i) Wastewater Overview in support of the requested new development areas for the reasons set out in the Section 32 Report (refer to full submission for more detail). A summary of the reasons for requesting the change can be found in submission point 235.2.	Add new APP7(i) as set out in the full submission.	Open Submission
General	Peter Holley	235.13	Amend	Add new APP7(j) Water Overview in support of the requested new development areas for the reasons set out in the Section 32 Report (refer full submission for more detail). A summary of the reasons for requesting the change can be found in submission point 235.2.	Add new APP7(j) as set out in the full submission.	Open Submission
General	Peter Holley	235.15	Amend	Seeks consequential amendments as required to enable the requested Mission Church Road Residential Precinct and Artisan Village Area to be incorporated into the Proposed District Plan in a manner that implements the Mission Masterplan and appropriately provides for the sustainable management purpose of the RMA. See full submission for attachments including s.32 report, and evidence of appropriate development such as the landscape study, traffic assessment and design, and civil engineering assessment.	Seeks consequential amendments as required to enable the requested Mission Church Road Residential Precinct and Artisan Village Area to be incorporated into the Proposed District Plan in a manner that implements the Mission Masterplan and appropriately provides for the sustainable management purpose of the RMA.	Open Submission

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General	Phil Stickney	247.1	Amend	The submitter seeks to develop land at 195 and 215 Riverbend Road, 20 Waterworth Avenue, and 75 and 91 Waverley Avenue, for the purposes of a comprehensively designed medium density residential development with a new local commercial centre, parks, stormwater attenuation and treatment areas and all supporting infrastructure, and requests changes throughout the PDP to facilitate this.	Amend the planning maps to introduce a new Development Area for the land (and appropriate underlying zoning) to facilitate a medium density residential development (Inferred).	Open Submission
General	Phil Stickney	247.41	Amend	Considers an amendment to include an additional Development Area to include the Riverbend Road Development Area, as per attachment 3 of the submission,	Amend the plan to include the Riverbend Road Development Area.	Open Submission
General	Kainga Ora - Brendon Liggett	285.1	Support	Submitter provides an overall introduction to its roles and responsibilities to give effect to Government policies. Submitter provides general information on its objectives, position and interest in the PDP. Generally support the PDP's alignment with the NPS-UD, medium to high-density housing, and papakāinga chapters. Seek amendments to ensure enabling standards and reflect zoning frameworks. Submitter recognizes the challenges Napier City faces with population growth and believes the PDP will help accommodate it. Generally support the PDP but seek amendments for more reflective development provisions. See original submission for full details.	No relief sought	Open Submission