

# Planning Maps

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
Planning Maps	Obiora Lawrence Omulu	49.1	Support	Supports MRZ provisions and considers that this will generate more economic activity and revenue for the City.	Retain MRZ (Medium Density Residential Zone) as notified to provide more housing.(Inferred relief requested)	Open Submission
Planning Maps	Joanne Black	79.3	Amend	Opposes proposed high-density residential zoning in Napier South. Considers that the the character and history of Vigor Brown St should be preserved and protected by making the area of Vigor Brown Street between Carnell Street to Kennedy Road and Kennedy Road to Latham Street, along with Winifred Street, a general residential zone with the addition of a heritage overlay. Considers the significance of homes dating back over 100 years having survived 1931 earthquake. Considers that the building of up to a 19.5 metre apartment style dwelling next to a 100 year old Villa would completely spoil the history and character of the homes in the area. Refers to the report by architect Graham Linwood on Napier's heritage character areas which emphasizes the historic value and character of Napier South's built environment. Consider that there is concern for potential alteration of character due to attractiveness to developers for medium-density housing. Considers that councils proposed zoning disregards this report as there is no difference between the two streets with regards to the historic qualities and style and era of housing.	Amend proposed high density zone for Vigor Brown Street & Winfred Street in Napier South, to be zoned General residential with a historic overlay, like MacDonald Street between Carnell Street and Kennedy Road. Considers that there is no difference in the history or character of the homes in these streets and the council itself commissioned a report in 2019 by registered architect Graham Linwood (Heritage Review) which concluded this.	Open Submission
Planning Maps	Tom Hosford	95.1	Amend	Considers that the area of foreshore comprising Spriggs Park, Ahuriri Beach and Perfume Point should be rezoned to Open Space Zone so that it is consistent with the description of that zone and enables cohesive management with the reserve land on either side.	Rezone the land currently zoned Natural Open Space Zone in the PDP in the area encompassing Spriggs Park, Ahuriri Park, and Perfume Point to Open Space Zone.	Open Submission
Planning Maps	Rebecca Eng	99.84	Amend	The five features of the National Grid shown on the Planning Maps are not defined in the Definitions chapter. Instead the National Grid is defined and the term is used for provisions throughout the Plan. Transpower seeks that the National Grid are defined on the Planning Maps, and the reference to 'Napier' is removed as the assets are national assets. Transpower also seeks the deletion of the remaining four features (being - Napier Transmission Lines Buffer; Transmission Structures; Substations; and Substation Setbacks) as it does not consider these mapping features necessary. Specific to the 'Napier Transmission Lines Buffer', Transpower has concerns with the identification on the maps as the aerial mapping cannot always be relied upon. Instead Transpower's preference is for reliance on the setbacks stipulated in the definitions for National Grid Yard and National Grid Subdivision Corridor. The substation features are not considered necessary as the only references to 'substations' in the PDP are in relation to the National Grid assets.	Transpower seeks the map features be amended as follows:  Transpower supports the mapping of the National Grid. However, in context of the terminology of the PDP (which refers to 'National Grid' and not 'Transmission Lines') Transpower seeks the Grid be identified as 'National Grid' on the planning maps. The reference to 'Napier' is opposed as the assets are not specific to Napier, rather are national assets.- Replace the 'Napier Transmission Lines' mapping feature with 'National Grid Lines'. - Delete the Napier Transmission Lines Buffer mapping feature - Delete the Transmission Structures mapping feature - Delete the Substations mapping feature - Delete the Substation Setbacks mapping feature	Open Submission
Planning Maps	Pip Beachen	101.1	Oppose	Considers that RPZ (Rural Production Zone) zoning as notified at 66 Franklin Road, Bay View is inappropriate. Considers that Settlement Zone Provisions are better suited for a site of this area and is morereflective of the development characteristics in the surrounding area. Notes that the site's size,location, soil characteristics and that it is surrounded by residential activities, and it is consideredthat its productive capacity is significantly compromised and the issues outlined within theRural Production Zone are not relevant to the site. Refer to original submission for full details.	Seeks a SETZ (Settlement Zone) zoning at 66 Franklin Road, Bay View for residential development that is consistent with a cluster of residential, commercial, light industrial, and / or community activities located in rural areas or coastal environments. Refer to original submission for full details.	Open Submission
Planning Maps	Paul O'Shaughnessy	102.1	Oppose	Rezone 4, 29 and 31 Faraday Street, and a portion of 115 Faraday Street and 121 Faraday Street to Mixed Use Zone.  Rezone 123, 129, 135, 137, 139, 143 and 147 Carlyle Street to Mixed Use Zone.	Rezone 4, 29 and 31 Faraday Street, and a portion of 115 Faraday Street and 121 Faraday Street to Mixed Use Zone.  Rezone 123, 129, 135, 137, 139, 143 and 147 Carlyle Street to Mixed Use Zone.	Open Submission
Planning Maps	Juliette Ruth Cadwallader	108.1	Oppose	Opposed Proposed Napier District Plan.	No specific relief sought.	Open Submission
Planning Maps	Peter Gillies	109.2	Amend	Remove the properties at 13, 15, 19 and 23 Shakespeare Road from the Napier City Heritage Precinct extent.	Remove the properties at 13, 15, 19 and 23 Shakespeare Road from the Napier City Heritage Precinct extent.	Open Submission

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
Planning Maps	Lawrence and Kerryn Yule	112.4	Amend	Opposes the zoning of Vigor Brown Street and the surrounding streets of George's Drive, Carnell, and MacDonald Street as High Density Residential Zone.	No specific relief sought. Amend the zoning of Vigor Brown Street and the surrounding streets of George's Drive, Carnell, and MacDonald Street to General Residential [inferred]	Open Submission
Planning Maps	Alison Francis	115.1	Amend	<p>Rezone the properties at 225 Waverley Road and 45 Ulyatt Road, Meeanee rezoned from the proposed Rural Production Zone to either:</p> <ul style="list-style-type: none"> <li>- Large Lot Residential, or</li> <li>- Future Urban Zone</li> </ul> <p>Due to a previous inclusion in the HPUDS document and encroachment of nearby retirement village we believe that the proposed zoning is incorrect.</p>	<p>Rezone the properties at 225 Waverley Road and 45 Ulyatt Road, Meeanee to either:</p> <ul style="list-style-type: none"> <li>- Large Lot Residential, or</li> <li>- Future Urban Zone.</li> </ul>	Open Submission
Planning Maps	Christine Briasco	117.1	Amend	<p>Considers that McDonald Street and Vigor Brown Street bounded by the eastern side of Carnell Street and Latham Street, and Nelson Crescent from Latham Street to Kennedy Road be included in the Napier South Historic Heritage Overlay.</p> <p>Considers that the areas additional to McDonald Street between Carnell Street and Kennedy Road are currently designated High or Medium Density Residential Zones in the Proposed District Plan should be rezoned General Residential.</p> <p>This would protect the heritage and character values identified in the Graham Linwood Napier Heritage Character Areas Study.</p>	<p>Extend the Napier South Historic Heritage Area to include McDonald Street and Vigor Brown Street bounded by the eastern side of Carnell Street and Latham Street, and Nelson Crescent from Latham Street to Kennedy Road.</p> <p>Rezone the remainder of Napier South suburban area to General Residential.</p>	Open Submission
Planning Maps	Christine Briasco	117.2	Oppose	<p>Considers that there is no requirement for Council to provide for 6 storey homes in Napier within the High Density Residential Zone for Tier 2 districts/cities under the NPS:UD.</p> <p>Considers that buildings developed to the extent permitted within the High Density Residential Zone could have the following adverse impacts:</p> <ul style="list-style-type: none"> <li>visual dominance</li> <li>shading and privacy of neighbouring properties</li> <li>impacts on character</li> <li>effect heritage values within neighbouring heritage areas</li> <li>traffic congestion, safety and parking issues</li> <li>social cohesion/neighbourhood values</li> </ul>	<p>Rezone the entire area of Napier South General Residential.</p> <p>If High Density Residential Zones are to remain in the District Plan, then these should be restricted to:</p> <ul style="list-style-type: none"> <li>The area from the north side of Wellesley Road from Latham Street to Thackeray Street: and</li> <li>The area from the north side of Wellesley Road to the Marine Parade from Latham Street northwards</li> </ul>	Open Submission
Planning Maps	Christine Briasco	117.3	Amend	<p>Considers that buildings developed to the extent permitted within the Medium Density Residential Zone could have the following adverse impacts:</p> <ul style="list-style-type: none"> <li>visual dominance</li> <li>shading and privacy of neighbouring properties</li> <li>impacts on character</li> <li>effect heritage values within neighbouring heritage areas</li> <li>traffic congestion, safety and parking issues</li> <li>social cohesion/neighbourhood values</li> <li>Overloading an already stretched 3 waters infrastructure system</li> <li>Flooding risks</li> </ul> <p>Napier South has already been developed to medium density, albeit low-rise.</p>	<p>Rezone the entire area of Napier South to General Residential Zone</p> <p>If Medium Density Residential Zones are to remain in the District Plan, then in Napier South these should be restricted to:</p> <ul style="list-style-type: none"> <li>Two storey maximum height: and</li> <li>The right to privacy and access to sunlight of dwellings neighbouring new developments is assured</li> </ul>	Open Submission

# Planning Maps

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
Planning Maps	Brian Doherty	123.1	Amend	Amend Medium Density Residential Zone (MRZ) to exclude McDonald Street. MRZ does not support the historic heritage aesthetic of the street. Submitter has concerns due to spending time restoring their villa to enhance their community. Considers impacts on adequate sunlight, security and privacy, and parking due to issues already present with nearby events and schools.  Wants McDonald Street to be included in the historic heritage overlay.	Seeks to retain Low Density Housing in McDonald Street.  Amend the historic heritage overlay to include McDonald Street.	Open Submission
Planning Maps	Tom Hosford	124.1	Amend	Considers that 100 Churchill Drive which is zoned as RLZ (Rural Lifestyle Zone), TEZ (Tertiary Education Zone) and Special Character Landscapes - Taradale Hills (SCL:01) Natural Environmental Values Overlay in the PDP is an inefficient use of the land given its 1.5 ha minimum average lot size Standard (SUB-S3: minimum allotment sizes - rural) and proximity to the urban environment. Rezoning as LLRZ (Large Lot Residential Zone) instead would avoid urban sprawl in accordance with HPUDS and NPS-UD.  Rezoning as LLRZ would also be consistent with the land to the east which is also zoned RLZ and has been subdivided into residential allotments ranging from 1,019m2 to 5,256m2 in site area. This consists of 10 properties from 24 - 42 Churchill Drive.  (The reasons are stated in detail in the full submission)	Rezone 100, 24-48 Churchill Drive, Taradale from RLZ (Rural Lifestyle Zone) to LLRZ (Large Lot Residential Zone).	Open Submission
Planning Maps	Matthew Burnside	125.1	Amend	Supports the inclusion of 26 Georges Drive in the Marewa Post-War Historic Heritage Overlay extent as a contributory property.  Either rezone land to the rear of 26 Georges Drive that is not included in the Marewa Post-War Historic Heritage Overlay and has been rezoned to medium Density Residential (properties affected listed below) to General Residential Zone; or include these properties in the Marewa Post-War Historic Heritage Overlay as non-contributory properties. The properties affected include:  1, 1A-1C, 1/3A-3/3A Sanders Ave 12, 14, 14A, 16, 16A, 18, 20, and 24 Georges Drive 2, 2A, 4, 6, 8, 10 Herrick Street	Retain the inclusion of 26 George Drive in the Marewa Post-War Historic heritage Overlay as a contributory property.  Either rezone land to the rear of 26 Georges Drive that is not included in the Marewa Post-War Historic Heritage Overlay and has been rezoned to medium Density Residential (properties affected listed below) to General Residential Zone; or include these properties in the Marewa Post-War Historic Heritage Overlay as non-contributory properties.  The properties affected include:  1, 1A-1C, 1/3A-3/3A Sanders Ave 12, 14, 14A, 16, 16A, 18, 20, and 24 Georges Drive 2, 2A, 4, 6, 8, 10 Herrick Street	Open Submission
Planning Maps	Cameron Drury	128.10	Amend	Considers the extent of the General Residential Zone and Mission Residential Precinct needs to be amended to align with the boundary of Lot 1 DP 559656 (see full submission for attachment). This will avoid a strip of Rural Lifestyle zoned land between the two lots, enabling the efficient and effective application of planning provisions to each of the lots. The indicative public access route mapping layer also needs to be removed from affecting Lot 2 DP 559656 as this is inconsistent with the alignment of public paths in the Mission Special Character Zone Structure Plan.	That the extent of the General Residential Zone and Mission Residential Precinct within Lot 2 DP 559656 be extended to and aligned with the boundary of Lot 1 DP 559656 (see attached plan).  That the Indicative Public Access Route mapping layer be removed from affecting Lot 2 DP 559656.	Open Submission
Planning Maps	Nick Wakefield	131.8	Amend	Considers that GRZ (General Residential Zone) zoning as notified for the southern section of Marine Parade / McGrath Street in addition to Wellesley Road / Hastings Street is inappropriate.	Seeks a MRZ (Medium Density Residential Zone) zoning for the southern section of Marine Parade / McGrath Street in addition to the lower part of Wellesley Road for residential development given the proximity to MRZ and the OSZ (Open Space Zone).(The reasons are stated in detail in the full submission)	Open Submission
Planning Maps	Nick Wakefield	131.9	Amend	Considers that RPROZ (Rural Production Zone) as notified at Meeanee Road / Gavin Black Street and Riverbend Road / The Loop / Willowbank Avenue is inappropriate.	Seeks a SETZ (Settlement Zone) zoning at Meeanee Road / Gavin Black Street and Riverbend Road / The Loop / Willowbank Avenue that is more appropriate given the adjacent SETZ and existing land uses.  (The reasons are stated in detail in the full submission)	Open Submission

# Planning Maps

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
Planning Maps	Nick Wakefield	131.10	Amend	Considers that RLZ (Rural Lifestyle Zone) zoning as notified for the parcels of land between Le Quesne Road / Franklin Road / Rogers Road / Main North Road / Ferguson Street South / Onehunga Road, Bay View is inappropriate in terms of character, size and amenity.	Seeks a SETZ (Settlement Zone) zoning for the parcels of land between Le Quesne Road / Franklin Road / Rogers Road / Main North Road / Ferguson Street South / Onehunga Road, Bay View that is consistent with its residential amenity, character and the activities located there.  (The reasons are stated in detail in the full submission)	Open Submission
Planning Maps	Kirsty Gillespie	135.1	Oppose	The submitter opposes the zoning of 2A Bull Street, Ahuriri 4110 within a Significant Hazardous Facilities Risk Management Overlay.  (Refer to original submission for full reasons).	Seeks that either the Significant Hazardous Facilities Risk Management Overlay is removed from 2A Bull Street, Ahuriri 4110; and / or the onus is placed upon the oil company to mitigate risk; and / or the oil company purchases the properties affected by the Significant Hazardous Facilities Risk Management Overlay including the reimbursement for costs incurred to date to subdivide and redevelop the submitter's site.	Open Submission
Planning Maps	Alison Francis	139.1	Amend	Considers that RPROZ (Rural Production Zone) as notified at Riverbend Road / The Loop is inappropriate, while Settlement Zone recognises clusters of residential communities located in rural areas, as these areas are generally not serviced by Council. Considers productive land use would result in reverse sensitivity issues and there is an inability to ever meet the minimum lot size of 4Ha. Re-zoning would better fit with the desired outcomes of the SETZ Objectives. Refer to original submission for full details	Seeks a SETZ (Settlement Zone) zoning at Riverbend Road / The Loop as more appropriate given the existing level of development and residential character of the area. Refer to original submission for full details	Open Submission
Planning Maps	Pip Beachen	142.2	Support	Supports the introduction of a Medium Density Residential Zone and High Density Residential Zone within Napier and the areas that this has been applied to throughout the City. Notes that Napier currently has a housing shortage and that Medium and high density housing can provide additional supply as well as greater choice in both housing typologies and price points to the market. Considers that Providing greater zoned opportunities for medium and high density housing allows the market to respond and deliver housing in appropriate locations and demand sectors. The more land available for medium and high residential housing, the more likely it is that this typology can be delivered at a scale that meets demands or need. Does not consider that the market is ready for six story developments such as what has been proposed via the High Density Residential Zone, However, submitter is not in opposition to it as it allows the market to grow into this in the future.	Retain MRZ and HRZ zones and their spatial extent on the planning maps.	Open Submission
Planning Maps	Pip Beachen	142.13	Amend	Submitter notes a current area of uncertainty experienced 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. 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. Seeks clarification of this flood level and requests that it is clearly set out in the relevant standards and linked to planning maps for spatial clarity of application, and/or through an amendment to the code of practice.	Map minimum floor level requirements on the planning maps, or alternative relief.	Open Submission
Planning Maps	Sera Chambers	150.85	Oppose	considers that the current and proposed noise overlay for the Airport does not provide for the full extent of noise disturbance from this infrastructure outside of the Inner and Outer Airport Control Boundary Overlays. It also does not take into consideration health and safety and environmental impacts from increased flights over residential areas e.g. dust.	opposes on the basis that the plan should continue to allow the people of Napier the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development may impact their property and any options to have the impact mitigated and compensated by the entity affecting e.g. noise from Hawke's Bay Airport Ltd.	Open Submission

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
Planning Maps	Sera Chambers	150.86	Oppose	considers that the e-Plan current and proposed noise overlay for the Airport does not provide for the full extent of noise disturbance from this infrastructure outside of the Inner and Outer Airport Control Boundary Overlays. It also does not take into consideration health and safety and environmental impacts from increased flights over residential areas e.g. dust.	opposes on the basis that the plan should continue to allow the people of Napier the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development may impact their property and any options to have the impact mitigated and compensated by the entity affecting e.g. noise from Hawke's Bay Airport Ltd.	Open Submission
Planning Maps	Jane Fordyce	155.1	Amend	Amend Medium Density Residential Zones (MRZ) to exclude Upham Crescent. Considers Crescent as a special character residential street. Upham Crescent among the first streets developed in the area, sections are large, which places them at risk of developments. Those living on Upham crescent did not receive notice of potential zone change to MRZ. MRZ will increase congestion due to nearby facilities. The proposal is not fair to landowners due to loss of privacy, sunlight and neighbourhood character. There have been opportunities for new developments to be places in other areas for example, Parklands and Te Awa. There is unease around potential development of reserves. Seeks to have Upham Crescent removed from MRZ. Signatures from those on the street who are in support of the opposition to MRZ is attached in original submission.	Seeks to remove Upham Crescent from MRZ.	Open Submission
Planning Maps	James Witham	165.2	Amend	Considers that versatile land/soils as defined in the Hawkes Bay Regional Policy Statement and this plan appropriately identify Highly Productive Land and other land with Highly Productive Characteristics as referred to in c13.4(3) of the National Policy Statement for Highly Productive Land. Considers that the land makes significant contributions to the overall economic and social well-being of the wider Hawkes Bay. Considers the inclusion of the additional land is critical to protecting some of the most highly productive land and implementing policy and rule direction in this plan or to give effect to the relief sought in this submission.	Include a layer in the District Plan Maps which identifies Versatile Soils as referred to in the definition in this plan and the Hawkes Bay Regional Policy Statement or alternative and any consequential relief required to address the matters raised in the submission.	Open Submission
Planning Maps	Sheena McGuire	168.64	Oppose	Notes that there is an area of this overlay which extends over the designated Napier Port Branch rail corridor. Supports the intent of the overlay for the surrounding area, however, having reviewed SCHED4 attributes, values and character which define this overlay, does not consider it appropriate to include the operational rail corridor within this overlay.	Remove the Iron Pot Heritage Overlay from the designated rail corridor.	Open Submission
Planning Maps	Sheena McGuire	168.103	Amend	Notes that noise from rail corridors can give rise to adverse health effects on sensitive land uses located within 100m of the transport boundary. Notes that the research and guidelines relating to these effects are widely accepted internationally and applied in New Zealand. Seeks that this overlay is extended to include land up to 100m from the rail boundaries.	Amend High Land Transport Noise Overlay extent to 100m from the designated boundaries of the rail and road network.	Open Submission
Planning Maps	Sheena McGuire	168.104	Amend	Seeks the inclusion of a new Rail Vibration Alert Area Overlay to identify areas susceptible to rail vibration, within 60m of the rail corridor boundary. Seeks this new overlay be included on the planning maps.	Add Rail Vibration Alert Area Overlay to the planning maps within 60m of the designated rail corridor.	Open Submission
Planning Maps	Sheena McGuire	168.113	Amend	Notes that the Napier Hill Mataruahou Amenity Precinct extends over the Napier Port Branch in two locations. Supports the intent of this overlay but does not consider it appropriate to include the established, operational rail corridor within a residential amenity precinct overlay.	Remove the Napier Hill Mataruahou Amenity Precinct Overlay from the designated rail corridor.	Open Submission
Planning Maps	Sheena McGuire	168.120	Amend	Notes that there are two very small areas of this overlay which extend onto the designated rail corridor. Generally supports the intent of this overlay but does not consider it appropriate to include the established, operational rail corridor within a Mixed Use precinct overlay. Notes that the overlay looks to have included the corridor in error due the small inclusions and seeks that the overlay follows the site boundaries.	Remove the West Quay Waterfront Precinct overlay from the designated rail corridor.	Open Submission

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
Planning Maps	Angela McFlynn	169.1	Amend	Considers the zoning of the land at 35, 45, 49 & 55 The Loop, and 69 Waverley Road (refer to attached map) as Rural Production Zone is inappropriate. The use of this land for productive rural activities is not economically viable. The land is ideally located for Rural Lifestyle Zoning, providing a transition between the residential zone to the north, and the productive rural zoned land to the south.	Amend 35, 45, 49 & 55 The Loop, and 69 Waverley Road to be Rural Lifestyle Zone.	Open Submission
Planning Maps	Fleur Lincoln Napier City Council	171.34	Amend	The AESZ - Te Whanganui-a-Orotū (Ahuriri Estuary) Ecology and Stormwater Zone is mapped to cover the full extent of the Lagoon Farm Site north of Prebensen Drive. The masterplan for the Ahuriri Regional Park has not yet been prepared. The submission of the Ahuriri Regional Park Joint Committee seeks to ensure the zone provisions align with the vision for the regional park. However, it may be that the full Site is not required to facilitate the development of the regional park and achieve the objectives. There may be opportunity for a part of the Site to be rezoned for alternative uses. The Council would like to keep the door open on the final zoning of any potential residual land post masterplan confirmation.	Consider rezoning part of the land identified as AESZ - Te Whanganui-a-Orotū (Ahuriri Estuary) Ecology and Stormwater for alternative uses following completion of the Ahuriri Regional Park Masterplan.	Open Submission
Planning Maps	Matthew Morley	174.1	Oppose	Rezoning 18, 20, 22 Durham Avenue and 39 Southwark Avenue from MRZ (Medium-density Residential Zone) to Local Centre Zone (LCZ). The current uses include a mix of commercial and residential which is on 22 Durham Avenue and 39 Southwark Avenue. The submitter's intention is to expand the Medical Centre activity to the sites at 22 Durham Avenue and 39 Southwark Avenue in the future via Resource Consent approval. The current and future use of the subject sites are consistent with the purpose of the LCZ, and rezoning the sites would enable the sites to be redeveloped as planned more easily. The sites are on an urban connector road, close to the Tamatea residential area, and will enable local services to be provided to the local community.	Rezoning 18, 20, 22 Durham Avenue and 39 Southwark Avenue from MRZ to LCZ.	Open Submission
Planning Maps	Matthew Morley	174.2	Oppose	Rezoning 6 Durham Avenue from MRZ (Medium-density Residential Zone) to Local Centre Zone (LCZ). The current use is a commercial activity. The current and future use of the subject site is consistent with the purpose of the LCZ, and rezoning the sites would enable the sites to be used and redeveloped as planned more easily. The sites are on an urban connector road, close to the Tamatea residential area, and will enable local services to be provided to the local community.	Rezoning 6 Durham Avenue from MRZ to LCZ.	Open Submission
Planning Maps	Simon Bradshaw	182.1	Amend	Generally supports the General Residential Zoning extent at Parklands, Orotu Drive. However, in the Area D of Parklands (refer full submission), a new commercial node is proposed to provide amenities for the residents in the immediate walkable catchment. Therefore a Neighbourhood Centre Zone is sought for the proposed location of this commercial node. This is consistent with the purpose of the Neighbourhood Centre zone and will not compete with higher order centres in the retail hierarchy. Instead, it will assist in providing a quality living environment which is a key objective for residential zones and for Parklands more specifically.	Retain the General Residential Zone for Parklands with the exception of the commercial node for Area D to be rezoned to Neighbourhood Centre (refer full submission).	Open Submission
Planning Maps	Jillian Meier	186.1	Amend	Amend multi storey developments due to invasion of privacy, decreased value and aesthetic of submitters neighbourhood.	Seeks to exclude Carnell Street from HRZ.  The reasons are stated in the full submission.	Open Submission
Planning Maps	Angela McFlynn	189.45	Amend	Considers that in order to achieve well-functioning urban environments as required by the NPS-UD, the District Plan should ensure that medium and high density residential zones are appropriately located in close proximity to all of the following: parks, schools, commercial areas, and community services. As the population of Napier is not sufficient to support full reliance on public transport, medium and high density development should be directed to locations that are within walking distance (500m-700m) of all of these facilities. This also requires greater flexibility in the type of commercial / retail activities that can establish within local community centres to support residents.	Seeks a review of the proposed location of Medium and High Density Zones (MRZ, HRZ) to ensure that future residents of these areas will have ready access to services and facilities within a reasonable (walkable) distance to support the intensification of development.	Open Submission

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
Planning Maps	Fleur Lincoln Napier City Council	195.1	Amend	Notes that the AESZ - Te Whanganui-a-Orotū (Ahuriri Estuary) Ecology and Stormwater Zone is mapped to cover the full extent of the Lagoon Farm Site north of Prebensen Drive. Notes that the masterplan for the Ahuriri Regional Park has not yet been prepared so parts of the site may not be required to facilitate the development of the regional park and achieve the objectives of the AESZ needed for the park. Considers that there may be opportunity for a part of the Site to be rezoned for alternative uses. Seeks reconsideration of final zoning of the Site following completion of the masterplan.	Rezoning part of the land identified as AESZ - Te Whanganui-a-Orotū (Ahuriri Estuary) Ecology and Stormwater for alternative uses following completion of the Ahuriri Regional Park Masterplan.	Open Submission
Planning Maps	Fleur Lincoln Napier City Council	196.7	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 a new "Jervoistown Development Area" to the full extent of the Jervoistown precinct.	Open Submission
Planning Maps	Fleur Lincoln Napier City Council	196.11	Amend	The rezoning of land at 85A Battery Rd, Te Atu St, Coronation ST and Tangaroa St to General Industrial Zone from Mixed Use Zone is intended to recognise existing activities on the site. However the activities enabled by this zone may not be appropriate for the adjacent residential activities. Suggest a new precinct to enable activities appropriate for this site.	Add a new precinct to the subject land to reflect the industrial activity provisions of the Mixed Use zone including range of permitted industrial activities and the permitted building height.	Open Submission
Planning Maps	Fleur Lincoln Napier City Council	196.12	Amend	The proposed Rural Lifestyle zone purpose and provisions do not facilitate ongoing use of residential land (zoned Rural Settlement in the Operative District Plan) at Bay View. The rezoning appears to have been a mapping error.	Rezoning land at Bay View zoned Rural Settlement in the Operative District Plan and Rural Lifestyle in the Proposed District Plan, to Settlement zone. Refer attached map for extent (See full submission).	Open Submission
Planning Maps	Fleur Lincoln Napier City Council	196.22	Amend	The extent of the Napier City Heritage precinct in the notified PDP does not reflect the expert assessment reports that support having additional design control and management of buildings within the area. The precinct should be clearly defined to include the areas of the City Centre zone and Open Space Zone with heritage values.	Redefine the extent of the Napier City Heritage precinct as per the attached map (see full submission).	Open Submission
Planning Maps	Fleur Lincoln Napier City Council	196.32	Amend	Cemeteries - Schedule 8.Reasons: The cemeteries listed in Schedule 8 of the District Plan are not identified on the planning maps, reducing clarity for plan users.	Add the cemeteries listed in Schedule 8 of the Plan as a "Cemetery Control Area".	Open Submission
Planning Maps	Fleur Lincoln Napier City Council	196.34	Amend	Marine Industrial ZoneThe Marine Industry Zone applies to land subject to the Reserves Act and the New Zealand Coastal Policy Statement. Making marine industry permitted does not necessarily give effect to the Reserves Management Plan or NZCPS. Some assessment is appropriate. Further, non-marine industry activities may also be appropriate in this location. Marine industry such as boat building can also locate in other industrial zones, it is not essential they always have direct water access. The Boat Harbour Zone provisions are therefore appropriate to consider this balance of activities and potential impacts on the coastal environment.	Rezoning land identified as "Marine Industry Special Zone" at Meeanee Quay to "Boat Harbour Zone".	Open Submission
Planning Maps	Fleur Lincoln Napier City Council	196.36	Amend	Open Space Zone.The Open Space zone provisions refer to the Marine Parade Recreation Control area however this is not mapped. This should reflect the extent of the Marine Parade Recreation Zone under the Operative District Plan.	Map the "Marine Parade Recreation Control Area" consistent with the extent of the Marine Parade Recreation Zone under the Operative District Plan.	Open Submission
Planning Maps	Fleur Lincoln Napier City Council	196.40	Amend	A full review of the zoning of NCC Parks & Reserves has identified inaccurate zoning for a number of parcels. It is appropriate for the Open Space and Recreation zoning for each site to be consistent with the function of Council reserves to enable an integrated approach to management of these parks and reserves.	Rezoning land according to the attached schedule (see full submission).	Open Submission

# Planning Maps

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
Planning Maps	Fleur Lincoln Napier City Council	196.41	Amend	Taradale Library ZoningTaradale Library (located at Lot 2 DP 25696) is proposed to be zoned High Density Residential. This is not appropriate for the use of the site as it would not facilitate extensions or redevelopment of the library. An alternative zoning should be considered.	Rezone Taradale Library (Lot 3 DP 25696) to Town Centre Zone, Open Space Zone, or alternative relief to recognize the use and occupation of the site for community facilities.	Open Submission
Planning Maps	Fleur Lincoln Napier City Council	196.64	Amend	Not all overlays, control areas, zones etc are snapped to property boundaries. This is necessary to ensure clarity in implementation. There will be some exemptions where overlays deliberately cross through boundaries due to the expert evidence supporting their spatial extent. Further, some layers still show "draft" – this should be removed.	Check that boundaries of planning layers are snapped to property boundaries where appropriate.  Remove references to "draft" on layers.	Open Submission
Planning Maps	Fleur Lincoln Napier City Council	196.65	Amend	The Port Zone refers to a Rock Fall Hazard Specific Control Area however the extent of this has not been mapped on the planning maps.	Add the mapped extent of the Rock Fall Hazard Specific Control Area (see Attachment 6), or alternatively delete Rule PORTZ-R6.	Open Submission
Planning Maps	Fleur Lincoln Napier City Council	196.67	Amend	Major Hazard Facility Risk Management OverlayThe Major Hazard Facility Risk Management Overlay referred to in HAZS-R4 is labelled as Significant Hazardous Facility Risk Management in the planning maps. These should be consistent for clarity in plan implementation.	Re-label as "Major Hazard Facility Risk Management Overlay" on the planning maps to be consistent with the relevant rule in the plan.	Open Submission
Planning Maps	Fleur Lincoln Napier City Council	196.79	Amend	EarthworksThe earthworks standard EW-S8 refers to gas lines however these are not located on the planning maps so in implementation it is not clear where the standard applies.	Add gas pipelines as a control line on the planning maps and refer to EW-S8.	Open Submission
Planning Maps	Ellen Robotham	198.55	Amend	HBAL's proposed land use management approach within the Aircraft Noise Overlays is such that the ANB is redundant and can be removed from the Proposed Plan.  The mapped extent of the OCB should be consistent with that provided in the Figure 4 of the Marshall Day Acoustics (refer to Appendix 4).	Delete the ANB from the Proposed Plan and ensure the mapped extent of the OCB is as per Figure 4 of the Marshall Day Acoustic Report (attached).  Rename the OCB to the "Aircraft Noise Overlay" to ensure consistency with the NZ Planning Standards.	Open Submission
Planning Maps	Mike Doesburg	209.1	Oppose	Opposes the zoning of 68 Franklin Road as Rural Production Zone for the reasons identified in the submission.	Amend the zoning of 68 Franklin Road to General Residential or Settlement Zone.	Open Submission
Planning Maps	Mike Doesburg	209.2	Oppose	Opposes the zoning of existing residential development in Bay View as Rural Lifestyle/Settlement Zone for the reasons set out in the attached document.	Amend the zoning of existing residential development in Bay View to General Residential.	Open Submission
Planning Maps	Holly Jenkins	214.1	Amend	Supports the creation of quality commercial centres that service the needs of the surrounding residential catchments subject to the centre's position in the Centres Hierarchy. Considers the site specific zoning or small areas are ineffective to develop into centres that are of sufficient size to achieve the objectives and policies of the Commercial Zones (specifically, LCZ). Seeks the extension of LCZ boundaries. Refer to original submission for reasons and referenced market study.	Increase the size of smaller LCZ areas and implement consequential amendments to the zoning of surrounding sites.	Open Submission
Planning Maps	Georgina McPherson	215.93	Support	The Fuel Companies support the extent of the Major Hazard Facility Risk Management Overlay.	Retain the Major Hazard Facility Risk Management Overlay extent as notified.	Open Submission
Planning Maps	Georgina McPherson	215.173	Support	The Fuel Companies support the extent of the proposed Hazardous Facility Risk Management Overlay as shown around the fuel terminals.	Retain mapping of the Hazardous Facility Risk Management Overlay as proposed.	Open Submission
Planning Maps	Georgina McPherson	215.174	Oppose	The Fuel Companies note that there are some clear inaccuracies in the mapping of overland flow paths at existing Fuel Company sites, including where overland flow paths are shown as running through existing buildings and through a bunded compound at the Z Energy terminal.  Maps that have regulatory effect should be sufficiently accurate for their purpose and should not place a burden on landowners and applicants to disprove that the map is correct.Further, any amendment to the planning maps to correct the mapping of overland flow paths, for example where more detailed information may be produced through a consenting process, would require a plan change. That will make it difficult and costly to respond to updated information.	Delete the mapping of overland flow paths from the Planning Maps and include it instead on Council's GIS maps.	Open Submission
Planning Maps	Anitha Premraj Sam Goddard	216.12	Support	Supports the zoning of 5 Thackeray Street, Napier South as Mixed Use Zone	Retain zoning as notified	Open Submission



# Planning Maps

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
Planning Maps	Anitha Premraj Sam Goddard	216.12	Support	Supports the zoning of 5 Thackeray Street, Napier South as Mixed Use Zone	Retain zoning as notified	Open Submission
Planning Maps	Anitha Premraj Sam Goddard	216.13	Support	Supports the zoning of 330 Gloucester Street, Taradale of Town Centre Zone	Retain zoning as notified.	Open Submission
Planning Maps	Anitha Premraj Sam Goddard	216.13	Support	Supports the zoning of 330 Gloucester Street, Taradale of Town Centre Zone	Retain zoning as notified.	Open Submission
Planning Maps	Shravan Miryala	217.17	Support	Supports Mixed use zoning of Z Kennedy Road – 226 Tennyson Street, Napier South but considers there is a tension between existing service stations and zonings that are pedestrian and streetscape orientated. Notes that service stations and truck stops are by nature vehicle orientated and whilst these developments can be attractive, they have functional requirements which mean that they do not conform to traditional “streetscape” standards (e.g.: provision of verandahs and building to the front boundary).	Retain the Mixed Use Zoning of the listed Z site.	Open Submission
Planning Maps	Shravan Miryala	217.18	Amend	Acknowledges the rolled-over ODP Mixed Use zoning of 85A Battery Road, Ahuriri but considers that, given the hazardous materials associated with the Terminal activity within the wider site, Industrial Zoning will be more appropriate. Considers that, if developed to standard MUZ-S4: Frontages, MU Zoning of the southern part of the Terminal (adjacent to Battery Road), may create an incongruous development when considered in the context of Battery Road, a mainly residential road. Considers that the section 32 evaluation provides no specific reasoning for retaining Mixed Use Zone for this portion of the site. Also considers that different activity status/ rules and objectives and policies of each of the Zones will need to be considered if it is split zoned .	Amend MUZ to GIZ.	Open Submission
Planning Maps	Shravan Miryala	217.27	Support	Supports zoning of Z Taradale Service Station 21 Lee Road, Taradale, Napier 4112 as it is considered appropriate in a wider sense but there is an inherent tension between service stations and zonings that are pedestrian, and streetscape orientated. Notes that service stations are by nature vehicle orientated and whilst these developments can be attractive, they have functional requirements which mean that they do not conform to traditional “streetscape” standards (e.g.: provision of verandahs and building to the front boundary).	Retain the zoning of the Z Taradale Service Station site.	Open Submission
Planning Maps	Shravan Miryala	217.36	Support	Supports zoning of Z - Napier - Truck Stop 35 & 37 Dunlop Road, Napier	Retain GIZ zoning for the site.	Open Submission
Planning Maps	Shravan Miryala	217.37	Amend	Supports the proposed GIZ that reflects the lawfully established activities on this site but opposes the proposed Mixed Use Zoning along the Battery Road frontage. Acknowledging that the site is zoned Mixed Use under the Operative Plan it is considered that Industrial Zoning will be more appropriate given the hazardous materials associated with the Terminal activity within the wider site. Furthermore, the MU Zoning of the southern part of the Terminal (adjacent to Battery Road), if developed to MUZ-S4, may create an incongruous development when considered in the context of Battery Road, a mainly residential road. Notes that the section 32 evaluation does not contain reasoning for retaining Mixed Use Zone for this portion of the site. Also considers that different activity status/ rules and objectives and policies for each of the Zones will need to be considered if the site is split zoned.	Retain GIZ zoning for the site. Amend MUZ to GIZ.	Open Submission
Planning Maps	Shravan Miryala	217.38	Support	Supports the zoning of Caltex – Diesel Stop 34 Severn Street, Pandora	Retain GIZ zoning for the site.	Open Submission
Planning Maps	Shravan Miryala	217.49	Support	Supports zoning of Caltex – Hyderabad 12 Hyderabad Road, Marewa as the LIZ provides for and accommodates a range of activities, with a limited focus on pedestrians and the provision of public spaces. It allows for large areas or car parking and/or outdoor storage and acknowledges the potential presence of hazardous substances.	Retain LIZ zoning of the site as notified	Open Submission

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
Planning Maps	Shravan Miryala	217.58	Oppose	Opposes the zoning of 6 Durham Street as Medium Density Residential and requests that the planning maps be amended to re-zone the site as Local Centre Zone to be more appropriate for the existing service station activity located here. Notes that the purpose of the Local Centre Zone is to 'provide for a range of commercial and community activities to service the needs of the residential catchment.' and the existing service station activity at 6 Durham Avenue fits this purpose and provides services to meet the needs of the community. Also notes that the site is adjacent to a Pak n Save Grocery Store and Service Station. Considers there is no reason why the two service stations should be zoned differently. Considers that a Commercial Zoning is more appropriate than Residential Zoning for the existing commercial service station activity at 6 Durham Avenue. Considers that an extension of the Local Centre Zone from the Corner of Coventry Avenue and Leicester Avenue to 6 Durham Avenue is logical and fits with the nature of the activities in the area to service the Medium Density Residential Zone.	Rezone the parcel of land at 6 Durham Avenue as Local Centre Zone. Refer to original submission for attached image	Open Submission
Planning Maps	Shravan Miryala	217.67	Amend	Considers that the proposed zoning for Caltex Taradale 368 Gloucester Street, Taradale does not reflect the existing and the long-established non-residential use of the site as a service station.	No specific relief sought..	Open Submission
Planning Maps	Amelia Longley	222.58	Amend	Amendment requested to include additional Indicative Access Routes to protect and provide for protection and development of critical linkages to the network, as discussed further in Public Access submissions.	Addition of routes identified in this map ArcGIS Enterprise - Indicative Public Access Route (napier.govt.nz)	Open Submission
Planning Maps	Amelia Longley	222.82	Amend	In relation to Rule SARZ-R6 Park Island Development Area should be included on the Planning Maps.	Amend to identify Park Island Development Area on the Planning Maps.	Open Submission
Planning Maps	Alicia McKinnon	230.1	Amend	Considers that the boundaries of the proposed new Ahuriri Mixed Use Zone and the General Industrial Zone in the Planning Maps for the PDP are impractical and will create compliance and enforcement challenges for different activities at 85 Battery Road given the proximity of established Residential Zoning and as such will require amendment.	(The reasons are stated in detail in the full submission)	Open Submission
Planning Maps	Alicia McKinnon	230.2	Oppose	Opposes the boundaries of the proposed new Ahuriri Mixed Use Zone and General Industrial Zone in the PDP Planning Maps as being impractical. Considers that they should be amended so that the Ahuriri Mixed Use Zone is retained for land adjoining the bulk oil facilities along Coronation and Tangaroa Streets and for approximately half the land at 85 Battery Road closest to the Residential Zone.	Seeks to amend the Planning Maps so that a specified area remains as a (MUZ) Mixed Use Zone to avoid compliance and enforcement challenges for different activities at 85 Battery Road without any amendment.(The reasons are stated in detail in the full submission)	Open Submission
Planning Maps	Sian Stirling Jessica Ensing	231.1	Amend	Submitter refers to an attached document for their full submission. Submitter outlines the bases of their submission and states they have interest in the parts of the plan that either directly or indirectly, have the potential to impact on the Ministry's interests such as the management and operation of existing educational facilities or the establishment of new educational facilities. The submitter then provides a list of provisions that impact them along with a little detail.Refer to Submission for full details.	Seeks that Amendments requested within the submission points are made. Explains that he Ministry's relief sought is shown in red underscore for additions and red strikethrough for deletions.For further detail is referred to in a document attached to the submission.	Open Submission
Planning Maps	Sian Stirling Jessica Ensing	231.1	Amend	Submitter refers to an attached document for their full submission. Submitter outlines the bases of their submission and states they have interest in the parts of the plan that either directly or indirectly, have the potential to impact on the Ministry's interests such as the management and operation of existing educational facilities or the establishment of new educational facilities. The submitter then provides a list of provisions that impact them along with a little detail.Refer to Submission for full details.	Seeks that Amendments requested within the submission points are made. Explains that the Ministry's relief sought is shown in red underscore for additions and red strikethrough for deletions.  For further detail is referred to in a document attached to the submission.	Open Submission
Planning Maps	Peter Holley	235.1	Oppose	Oppose the walking track shown on the planning maps (and refer full submission) that does not appear to have any purpose or destination and which is not part of the walking track network shown in the Mission Structure Plan APP7(a).	Delete the walking track from the planning maps as shown in the full submission.	Open Submission

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
Planning Maps	Peter Holley	235.2	Amend	<p>Amend the underlying zoning of the south eastern most area of Mission Rural Residential Precinct to General Residential Zone; and change the precinct applying to that area to a new Mission Church Road Residential Precinct, for the reasons set out in the section 32 report appended to this submission (refer full submission). The changes requested within the new Mission Church Road Residential Precinct will provide for an indicative yield is 48 residential properties. Full details as to the reasons for requesting these changes are outlined in the s.32 report, however a summary of these are outlined below:</p> <p>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).</p>	Rezone approximately 7.15ha of the south eastern most area of Mission Rural Residential Precinct (at 198 Church Road) to General Residential Zone, and change the precinct overlay to a new Mission Church Road Residential Precinct. Refer full submission to identify where this rezoning refers to.	Open Submission
Planning Maps	Peter Holley	235.14	Amend	<p>Amend the urban limit boundary overlay to include the requested Mission Church Road Residential Precinct and Artisan Village Areas for the reasons explained in the Section 32 Report provided in the full submission (refer full submission for more detail).</p> <p>A summary of the reasons for requesting the change can be found in submission point 235.2.</p>	Amend the urban limit boundary to include the new development areas of the Mission Church Road Residential Precinct and Artisan Village as identified on the attached APP7(a)&(b) maps (refer to full submission for more detail).	Open Submission
Planning Maps	Sam Goddard	238.21	Support	Supports Mixed Use Zone for Pak'nSave Napier 25 Munroe Street, Napier South	Retain zoning as notified	Open Submission
Planning Maps	Sam Goddard	238.22	Support	Supports Local Centre Zone for Pak'nSave Tamatea Leicester Avenue & Coventry Avenue, Tamatea	Retain zoning as notified	Open Submission
Planning Maps	Sam Goddard	238.23	Oppose	Opposes Medium Density Residential zoning for 6 and 8 Durham Avenue, Tamatea	Rezone sites to Local Centre Zone to reflect current land uses and match the zoning of the area to the south of the sites. Refer to original submission for attached image	Open Submission
Planning Maps	Sam Goddard	238.24	Amend	Support Local Centre Zone Oppose residential zoning of western portion of site - New World Onekawa 34 Maadi Road, Onekawa	Retain Local Centre zoning of the eastern portion of the site Rezone western portion of the site from residential zone to Local Centre zone to be consistent with zoning of the remainder of the site as this is currently used as car parking for the supermarket activity. Refer to original submission for attached image.	Open Submission
Planning Maps	Sam Goddard	238.25	Amend	Support Local Centre Zone Oppose residential zoning of northern portion of site - New World Greenmeadows 9 Gloucester Street, Greenmeadows	Retain Local Centre zoning of the southern portion of the site. Rezone northern portion of the site and sites at 1-8 Auckland Road from residential zone to Local Centre zone to be consistent with zoning of the remainder of the site as parts of this area are currently used as car parking and loading areas for the supermarket activity. See original submission for attached image.	Open Submission
Planning Maps	Sam Goddard	238.26	Support	Support General Industrial Zoning for Gilmours Onekawa, 39 Edmunson Road, Onekawa	Retain General Industrial zoning of the site.	Open Submission

# Planning Maps

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
Planning Maps	Ella Shields Carmen Taylor	246.120	Support	Supports the GIZ - General Industrial Zone over the land at 19 Severn Street, Pandora, Napier 4110 as Ravensdown's Severn Street Store is located at 19 Severn Street. It is located within the Pandora industrial area. This zoning reflects the nature of activities that take place at this site, and the surrounding land. It is also acknowledged that there are a number of other overlays that apply to the site or parts of the site (i.e., liquefaction vulnerability, high land transport noise area and a Statutory Acknowledgement (Area of Interest)).	Retain the GIZ - General Industrial Zone over the land at 19 Severn Street, Pandora, Napier.	Open Submission
Planning Maps	Ella Shields Carmen Taylor	246.121	Support	Supports retaining the PORTZ - Port Zone on the area associated with the Port of Napier as one of Ravensdown's two stores in the city is located within the area associated with port activities. This zoning reflects the nature of activities that take place at the port. It is also acknowledged that there are a number of other overlays that apply to the port or parts of the port (i.e., liquefaction vulnerability, high land transport noise area and overland flow paths).	Retain the PORTZ - Port Zone on the area associated with the Port of Napier.	Open Submission
Planning Maps	Ella Shields Carmen Taylor	246.122	Amend	<p>Considers Ravensdown's landholding at Awatoto located between the state highway and Waitangi Road that is zoned GIZ - General Industrial should be retained. This zoning reflects the nature of development that is in place and the nature of industrial activities that take place at the Napier Works.</p> <p>Ravensdown also owns two parcels of land which are located to the west of Waitangi Road and thus to the west of the developed part of the Napier Works. The two land parcels, which cover an area of 17.574ha, are legally described as Lot 6 DP 25683 (RT HBV4/1002) and Lot 7 DP 25683 (RT HBV4/1002). As discussed earlier in the submission, rezoning through amendment of this land from Rural Production Zone (RPROZ) to GIZ is requested. As rezoning this land would help to future proof Ravensdown's operations at Awatoto and give them more confidence for future decisions on their operations and investments in the area, while also providing flexibility around any potential redevelopment that may be undertaken at the Napier Works.</p>	Retain the GIZ - General Industrial Zone over the land associated with Ravensdown's Napier Works at 90 Waitangi Road, Awatoto AND, Rezone Lot 6 DP 25683 (RT HBV4/1002) and Lot 7 DP 25683 (RT HBV4/1002) from RPROZ - Rural Production Zone to GIZ - General Industrial Zone.	Open Submission
Planning Maps	Ella Shields Carmen Taylor	246.123	Amend	Considers that at all three of Ravensdown's sites, the online planning maps, identify the sites as being within the 'urban limit (main residential)'. While the 'urban limit' tag is logical in that industrial and port zoned land does form part of the urban environment (and not part of the rural environment), the sub-grouping of 'main residential' seems to be an error (i.e., industrial zoned land cannot be characterised as residential land). Accordingly, amendments are requested, or clarification, on this overlay and its associated sub-grouping descriptor.	<p>Amend the 'urban limit' overlay on the planning maps so that the descriptor accurately reflects the underlying zones (i.e., industrial at Ravensdown's Napier Works and Severn Street Store and port at its Port Store)</p> <p>OR,</p> <p>Delete the 'main residential' sub-grouping from the overlay.</p>	Open Submission
Planning Maps	Ella Shields Carmen Taylor	246.124	Oppose	<p>Opposes the extent of the CE - Coastal Environment that is mapped as the 'Coastal Environmental Overlay' in the PDP's planning maps, with the introduction to the CE chapter of the PDP stating that the overlay recognises "the characteristics and features where coastal processes, influences and qualities are significant".</p> <p>Part of the CE - Coastal Environmental Overlay traverses GIZ land in Awatoto, including land which forms part of Ravensdown's Napier Works. It is considered that applying the Coastal Environmental Overlay over industrial zoned land, which is already characterised by industrial activities (i.e., Ravensdown's Napier Works), is not consistent with the resource management intent for the CE or the GIZ (as reflected in relevant objectives and policies for these environments and zones). For these reasons, the CE - Coastal Environmental Overlay should be removed from GIZ - General Industrial Zone land in Awatoto.</p>	Delete the part of the CE - Coastal Environmental Overlay that traverses the General Industrial Zone at Awatoto.	Open Submission

# Planning Maps

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
Planning Maps	Phil Stickney	247.39	Oppose	Seeks the inclusion of a Riverbend Road Development Area to manage the development of the Riverbend Road land holdings. Notes that a bespoke suite of Issues, Objectives and Policies along with provisions has been developed. Supports in part the matters contained within the Introductory section. Considers the scope of the provisions in the DEV Area sought are sufficient to guide development on the sites and will also enable the currently identified constraints and the mitigatory measures already tested and proposed to be embedded as part of the development. (Refer to original submission for full details and attachment).	Include a new DEV4 - Riverbend Road Development Area.	Open Submission
Planning Maps	Phil Stickney	247.40	Amend	Considers that an amendment to the underlying zone of Rural Production should be changed to Medium Density Residential, Local Centre Zone and Rural Production Zone to enable a new Development Area be added to the Riverbend Road Development Area, as per the map in Appendix 2 of the submission (between Riverbend Road and Waterworth Ave)	Amend the planning maps to rezone this area and to include an additional development area.	Open Submission
Planning Maps	Gary Jack French	251.1	Amend	Objects to the inclusion of Carnell Street in High Density residential Zones (HRZ).	Inferred Relief Sought - Seeks to remove Carnell Street from HRZ.	Open Submission
Planning Maps	Trevor Ellis	253.4	Amend	The Proposed Plan includes titles for its objectives and policies. In some cases, this title does not reflect the content of the Objective or Policy.	seeks for titles to be amended to ensure that they reflect the content of the provision.	Open Submission
Planning Maps	Trevor Ellis	253.106	Amend	considers that 7 Main North Road should be zoned natural open space to mirror the fact it is PCL – or have a special agreement with DOC so it doesn't undermine airport safety but still maintains conservation values. The area is fenced off, and is marsh land with wetland and avian values and should be reflected as such. An agreement between DOC and the Airport to manage the land in a way that does not compromise airport safety is paramount.	seeks to amend 7 Main North Road property to be mapped as natural open space zone and airport zone.	Open Submission
Planning Maps	Phil Stickney	263.30	Amend	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.	Rezone the following sites to enable higher density development: 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
Planning Maps	Phil Stickney	263.78	Amend	Extend the LFRZ over the sites as denoted in Appendix 2 (see full submission) including retaining those sites already zoned as LFR in the Operative Plan as denoted in Appendix 2. Amend the Rural Production Zone to an Open Space Zone and a General Industrial Zone as denoted in Appendix 2 (see full submission).	No relief sought. Inferred relief sought is to rezone land at Prebsensen Drive/Severn Street as per the submission point above.	Open Submission
Planning Maps	Phil Stickney	263.79	Amend	Rezone 20 Hospital Terrace and a part of 186 Battery Road from General Residential Zone and PREC3 to Medium Density Residential Zone (see Appendix 2 of full submission). Rezone 79 Napier Terrace and 102 Chaucer Road North from General Residential Zone and PREC3 to High Density Zone (see Appendix 2 of full submission). Rezone 2 Sixty Fifth Street and 2 Parade Street from General Residential Zone and PREC3 to Medium Density Residential Zone (see Appendix 2 of full submission).	No relief sought but inferred relief sought is as follows:  Rezone 20 Hospital Terrace and a part of 186 Battery Road from General Residential Zone and PREC3 to Medium Density Residential Zone (see Appendix 2 of full submission).  Rezone 79 Napier Terrace and 102 Chaucer Road North from General Residential Zone and PREC3 to High Density Zone (see Appendix 2 of full submission).  Rezone 2 Sixty Fifth Street and 2 Parade Street from General Residential Zone and PREC3 to Medium Density Residential Zone (see Appendix 2 of full submission).	Open Submission

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
Planning Maps	Phil Stickney	263.80	Amend	Re-zone 80 Auckland Road to from General Residential Zone to Medium Density Residential Zone as denoted in Appendix 2 of the full submission.	No relief sought however it is inferred that the submitter seeks to re-zone 80 Auckland Road to from General Residential Zone to Medium Density Residential Zone as denoted in Appendix 2 of the full submission.	Open Submission
Planning Maps	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.61	Support	Supports the identification, protection and management of heritage Precincts, identified by an Overlay on the District Plan Maps. The general approach to the management of these heritage areas is supported. This section of the District Plan appears to contain several typing mistakes, which should be corrected.	Retain heritage Precinct / Overlay provisions, subject to typo correction amendments.	Open Submission
Planning Maps	Bruce Cameron Morrin	276.1	Amend	Amend to exclude Nelson Crescent and the western side of Wellesley Road from being a (HRZ) High Density Residential Zone. Suggests the Street should be classified as a heritage area to protect its character.	Seeks to remove Nelson Crescent and the western side of Wellesley Road from HRZ. Retain current fence heights. The reasons are stated in detail in the full submission.	Open Submission
Planning Maps	NZ Transport Agency Waka Kotahi Kelsey Watson	277.81	Amend	Support use of the state highway noise boundary as a tool to manage reverse sensitivity however, the symbol should align with national planning standards.	Rename 'High Land Transport Noise Boundary' to ' <u>Land transport noise control boundary overlay</u> ' Amend map notation to align with national planning standards	Open Submission
Planning Maps	NZ Transport Agency Waka Kotahi Kelsey Watson	277.161	Amend	NZTA supports the inclusion of state highway designations on the planning maps; however, several sections of the notified state highway designations need to be spatially represented accurately on the planning maps as noted below:  Considers that modification of designation boundaries is needed in discrete locations to encompass the full width of existing operational road corridors. Notes that these sections are integral to the state highway network but are not currently legal roads. In most cases, these discrepancies are historical in nature and modifying the designation boundary through the district plan process allows an opportunity to rectify those. Proposed modifications aim to designate existing formed and operational state highway infrastructure not in private use. Corrections are required to align designation boundaries with the most current NZ Primary Road Parcel boundaries maintained by Toitū Te Whenua Land Information New Zealand (LINZ). Geospatial designation shapefiles provided to Council in March 2023 are now out of alignment with the current NZ Primary Road Parcel boundaries along some sections of state highway. Amendments are necessary at intersections with local roads to ensure continued maintenance of the state highway network. Refer to Appendix 4 for examples of where the state highway designation boundaries will need to be corrected to align with the most current legal road boundaries and where the proposed designation will need to be widened to cover the formed and operational road.	NZTA requests that:  the state highway designation geospatial shapefiles be widened in discrete places to cover the formed and operational road and to enable the continuing maintenance of the state highway network; and that the state highway designation geospatial shapefiles be corrected to align with the most up to date legal road boundaries.  Refer Appendix 4 for examples of where the state highway designation boundaries will need to be corrected to align with the most current legal road parcel boundaries. Submitter will provide Council with the corrected geospatial files in due course.	Open Submission

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
Planning Maps	Phil Stickney	279.2		Notes that the submission is made regarding land accommodating Maraenui Golf Club and Awatoto Golf Course. Notes that Maraenui Club is privately operated while Awatoto Course is public. Notes that both courses were significantly damaged during Cyclone Gabrielle, with efforts made to reinstate the Awatoto Course. Notes the proposed zoning under the Proposed plan: Open Space Zone (OSZ) for part of the sites and Rural Production Zone (RPZ) for the southern extent accomodating the Awatoto Course. Considers that there is no rationale for a "split" zoning over the land given the established land use activities that are undertaken are both recreational activities. Seeks to zone all land encapsulated by golfing activities as OSZ. Considers that the proposed provisions do not reflect the bespoke nature of activities associated with, and required for a golfing land use, which clearly are of a very specific nature. Considers that Rules and Standards for OSZ-R and OSZ-S are too restrictive for golf club activities. Notes the scale of buildings required to support a viable golfing activity and the supporting range of land use activities which are expected including cafes/bar facilities, a golfing goods retail operation, storage facilities and other ancillary infrastructure. Seeks provisions that accommodate golfing activities' specific nature as they also attract the public. Seeks amendment of OSZ provisions or creation of a new Golf Precinct to better manage golfing activities using a bespoke approach. Considers the intention to make the plan more effective in achieving desired outcomes and providing certainty and direction for these activities to avoid adverse environmental effects. Refer to original submission for full reasons.	Seeks that the mapping and provision of a golf precinct and accepted and adopted into the PDP and including such further, alternative, or consequential relief as may be necessary to fully achieve the relief sought in this submission. Notes that changes are aimed at ensuring the proposed provisions align with the purpose of the Resource Management Act 1991, simplifying interpretation and processing for decision makers, provide clarity for all plan users, and promoting certainty in future planning. Refer to original submission for attached Appendix 1 PREC11 – Golf Course Precinct and Appendix 2 - Precinct Map and zone changes sought	Open Submission
Planning Maps	Alan Petersen	281.1	Oppose	The site is a long narrow strip of 1.4km & 60 to 70m wide. The site is surrounded on three sides by urban development. The property has never been utilised for productive purposes, it is in the Coastal Environment therefore often subject to salt spray which will affect many rural activities such as orcharding. The property is subject to a coastal hazard zone determined by the Environmental Court in 2006. A coastal scientist has recently determined that this part of the coast has not been subject to erosion for about 50 years. The site is not in any flood maps.	Seeks that the property at 68 Franklin Road be rezoned to Rural Lifestyle.	Open Submission
Planning Maps	Alan Petersen	281.26	Amend	Rezoning 68 Franklin Road to General Residential Zone. The development (to a large part) applies with the standards of the General Residential Zone, is serviced, and has resource consent.	Rezoning 68 Franklin Road to General Residential Zone.	Open Submission
Planning Maps	Alan Petersen	281.27	Amend	Rezoning the urban areas of Bay View that are proposed to be zoned Rural Lifestyle in the PDP and are zoned Rural Settlement Zone in the ODP to General Residential Zone. The residential areas of Bay View are clearly urban in nature and should be zoned in a way that reflects that.	Rezoning the urban areas of Bay View that are proposed to be zoned Rural Lifestyle in the PDP and are zoned Rural Settlement Zone in the ODP to General Residential Zone.	Open Submission

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
Planning Maps	Matthew Holder	283.1	Oppose	Opposes 162 Waghorne Street being within a Heritage Reserve Historic Overlay. This submission relates to the land (and immediate environs) area at 162 Waghorne Street, Ahuriri. Supports the exclusion of the site from an amenity precinct in the Proposed District Plan. Acknowledges that there are buildings within this Heritage Reserve Historic Overlay area that have some historic value, however considers that the restrictive rule framework erodes the ability to prevent development and redevelopment. Considers that buildings within this proposed area should be individually identified rather than group in a "catch all" contributory manner. Notes that the current District Plan framework does not fully recognise that this area has a mix of buildings and uses- both modern and old. Does not consider the existing dwelling worthy of protection or applying heritage values as it is not identified as a specific heritage item.	Amend or remove the Heritage Rule Framework to allow alterations and extensions at 162 Waghorne Street without the need for resource consent. Supports applying a similar rule framework to the current Rules 56.8 and 56.9 applying to 162 Hardinge Road in the Operative District Plan for 162 Hardinge Road, allowing repair, maintenance, and alterations of heritage items as permitted activities. Considers that that applying blanket heritage rules to the area rather than individual sites is inconsistent with the Resource Management Act's objectives and has not been adequately addressed in Section 32 reporting. Considers that allowing for greater levels of development on the site is considered consistent with the objectives and policies of NPS-UD. The submitter seeks the adoption of specific amendments outlined in the submission by the Napier City Council, aiming to ensure the proposed provisions align with the Resource Management Act, reduce complications for decision-makers, provide clarity for all users, and enable development opportunities consistent with the National Policy Statement for Urban Development.	Open Submission
Planning Maps	Matthew Holder	284.1	Amend	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. 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	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.	Open Submission
Planning Maps	Kainga Ora - Brendon Liggett	285.24	Amend	Submitter generally submits that the plan is amended to ensure that Kāinga Ora can carry out its statutory obligations as a housing provider; ensures that the proposed provisions are the most appropriate way to achieve the purpose of the Resource Management Act 1991; Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development; Provide clarity for all plan users; and Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora—Homes and Communities Act 2019.	Generally seeks that the specific amendments, additions or retentions which are sought as specifically outlined in this submission, are accepted and adopted into the PDP, including such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission.	Open Submission