

# SD - Urban Form and Development

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
SD - Urban Form and Development /Issues /SD-UFD-I2: Housing supply	Tracey Reyburn	64.2	Support	Supports SD-UFD-I2: Housing supply and Residential Zones intensification provisions in the city centre as they provide for intensification whilst safeguarding the environment. Considers that a CCZ (City Centre Zone) should allow for both retail and residential activities in buildings sympathetic with the Art Deco architectural style.	Retain SD-UFD-I2: Housing supply. Seeks that the CCZ (City Centre Zone) provisions recognise both residential and retail activities, character and heritage qualities to ensure appropriate implementation.  (Inferred relief requested)	Open Submission
SD - Urban Form and Development /Objectives /SD-UFD-O2: Housing supply and choice	Andrea Millar	105.6	Support	Supports SD-UFD-O2 as it enables housing supply that meets demand and reflects the needs of Napier's communities, such as supported and transitional residential activities that are provided for by Ara Poutama, and also provides high-level support for Ara Poutama to implement its reintegration responsibilities under the PDP.	Retain Strategic Direction Objective SD-UFD-O2.	Open Submission
SD - Urban Form and Development /Objectives /SD-UFD-O8: Social and community facilities	Andrea Millar	105.7	Support	Supports SD-UFD-O8 as it enables the establishment of community facilities, supporting community welling, and encompassing community corrections facilities. Considers the importance role of such activities in rehabilitation and reintegration process for people under Ara Poutama's supervision and provide for social and cultural well-being and for their health and safety.	Retain Strategic Direction Objective SD-UFD-O8.	Open Submission
SD - Urban Form and Development /Policies /SD-UFD-P2: Housing	Andrea Millar	105.8	Support	Supports SD-UFD-P2 to enables a variety of homes that meet the diverse needs of communities including supported and transitional accommodation activities such as those provided for by Ara Poutama. Considers the importance of Providing strategic policy direction to enable reintegration and rehabilitation and provides high-level support for Ara Poutama to implement responsibilities under the PDP	Retain Strategic Direction Policy SD-UFD-P2.	Open Submission
SD - Urban Form and Development /Policies /SD-UFD-P6: Integration with social facilities	Andrea Millar	105.9	Amend	Supports in part and considers the working to enable establishment of community facilities, which support community wellbeing, and broadly encompass community corrections facilities. Amend for consistency with Strategic Direction Objective SD-UFD-O8.	Amend Strategic Policy SD-UFD-P6 as follows:  SD-UFD-P6: Integration with social facilities  Enable social and community facilities to meet the diverse demographic and cultural needs of people and communities.	Open Submission
SD - Urban Form and Development /Policies	Sera Chambers	150.103	Oppose	considers that the current strategic direction does not take into account provisions on natural hazards. Hawke's Bay Regional Council has recently provided updated information which appears to support future greenfield development in the hills of Napier rather than intensification in low-lying areas of Napier, including Onekawa and Pirimai. It would be prudent of NCC to make any decisions on the medium-density residential zone without taking this current information into account.	opposes on the basis that decisions on the medium-density residential zone should not take this current information from HBRC into account.	Open Submission
SD - Urban Form and Development /Policies /Achieve Objective SD-UFD-O6: Industrial	Sera Chambers	150.104	Amend	considers that a fourth way to achieve this objective should be included to ensure 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 on their property and any options to have the impact mitigated.	seeks to amend to add:  <u>d. ensure 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 on their property and any options to have the impact mitigated.</u>	Open Submission
SD - Urban Form and Development /Objectives /Infrastructure	Tom Anderson	151.20	Support	Supports as it is important that infrastructure and land use planning are integrated.	Retain the objective as notified	Open Submission
SD - Urban Form and Development /Objectives /SD-UFD-O7: Heretaunga Plains	James Witham	165.10	Amend	Considers that the objective doesn't appear to have a foundation in the issues outlined regarding food supply. Considers that objectives could more widely recognise the benefits of the soils of the Heretaunga Plains and their productive capacity and their use. Also notes the objectives could more closely reflect the language and scope of the National Policy Statement for Highly Productive Land.	Amend SD-UFD-O7: Heretaunga Plains as follows or alternative and any consequential relief required to address the matters raised in the submission:  SD-UFD-O7: Heretaunga Plains  The contribution that <u>the productive capacity of the soils within the Heretaunga Plains and their use for primary production activities</u> makes to food supply <u>and economic wellbeing</u> is protected from inappropriate subdivision, urban use, and development.	Open Submission
SD - Urban Form and Development /Policies /SD-UFD-P3: Greenfield growth	James Witham	165.11	Support	Supports b. insofar as it gives effect to the National Policy Statement for Highly Productive Land.	Retain the chapeau of SD-UFD-P3: Greenfield growth and b.	Open Submission

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SD - Urban Form and Development /Policies /SD-UFD-P3: Greenfield growth	Angela McFlynn	189.4	Amend	Considers that SD-UFD-P3: Greenfield growth Policy as written is contrary to both the NPS-UD and the NPS-HPL which envisage that some HPL land is likely to be required to be rezoned to provide sufficient development capacity within the District.	Amend SD-UFD-P3: Greenfield growth as follows: Ensure that any future expansion of urban limits:  a) requires indicative public access routes to be vested in Council as part of any subdivision; b) <del>avoids restricts</del> urban rezoning in areas with highly productive soils <u>unless</u> <u>(i) , the urban rezoning is required to provide sufficient development capacity to meet and demand for housing or business land to give effect to the National Policy Statement on Urban Development 2020; and</u> <u>(ii) there are no other reasonably practicable and feasible options for providing at least sufficient development capacity within the same locality and market while achieving a well-functioning urban environment; and (iii) the environmental, social, cultural and economic benefits of rezoning outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values; and</u> c. enables the provision of social facilities to meet the diverse demographic and cultural needs of people and communities.	Open Submission
SD - Urban Form and Development /Policies /SD-UFD-P7: Centre zones	Angela McFlynn	189.5	Oppose	The submitter considers that restricting retail and office activities from establishing outside of the City Centre is not consistent with the NPS-UD which promotes a well-functioning urban environment and reducing greenhouse gas emissions from car travel. The population of Napier is not sufficient to support reliance on public transport, therefore well-functioning urban environments require the ability to access more services and facilities in neighbourhood centres.	Delete SD-UFD-P7: Centre zones and provide for the establishment of the full range of commercial activities in all Centre zones and the Mixed Use Zone to support the development of well-functioning urban environments.	Open Submission
SD - Urban Form and Development /Issues /SD-UFD-I4: Constraints on industrial growth	Ellen Robotham	198.26	Amend	Considers the issue accurately reflects constraints on industrial growth in Napier, however the Proposed Plan needs to recognise the function of the Airport Zone in hosting light industrial activities.	Seeks clarification that the constraint relates to heavy industrial rather than light industrial activities that can be accommodated within the Airport Zone.	Open Submission
SD - Urban Form and Development /Objectives /SD-UFD-O4: Economic activity	Ellen Robotham	198.27	Support	Supports that economic and innovation activities be located in appropriate places.	Retain as notified.	Open Submission
SD - Urban Form and Development /Objectives /SD-UFD-O6: Industrial zone	Ellen Robotham	198.28	Support	Supports the recognition of the contribution of industrial development to the wellbeing of the region.	Retain as notified.	Open Submission
SD - Urban Form and Development /Objectives /SD-UFD-O9: Infrastructure and land use planning	Ellen Robotham	198.29	Support	Considers it is important that future urban development is appropriately provided for by infrastructure, and that sensitive urban development (for example new residential developments) does not give rise to reverse sensitivity effects on existing infrastructure.	Retain as notified.	Open Submission
SD - Urban Form and Development /Policies /SD-UFD-P3: Greenfield growth	Ellen Robotham	198.30	Amend	Considers it is important that greenfield residential development does not give rise to reverse sensitivity effects, particularly for existing infrastructure such as network utilities which have functional and operational requirements.	Amend to insert additional bullet:  b) avoids urban rezoning in areas with highly productive soils, <del>and</del> c) enables the provision of social facilities to meet the diverse demographic and cultural needs of people and communities., <u>and</u> d) <u>avoids potential reverse sensitivity effects on existing significant infrastructure arising from the development of incompatible activities.</u>	Open Submission
SD - Urban Form and Development /Objectives /SD-UFD-O4: Economic activity	Georgina McPherson	215.26	Support	The Fuel Companies support the intent of this objective and seek that it be retained.	Retain SD-UFD-O4 as notified.	Open Submission
SD - Urban Form and Development /Objectives /SD-UFD-O6: Industrial zones	Georgina McPherson	215.27	Support	The Fuel Companies support the intent of this objective and seek that it be retained.	Retain SD-UFD-O6 as notified.	Open Submission
SD - Urban Form and Development /Policies /SD-UFD-P8: Industrial	Georgina McPherson	215.28	Support	The intent of SD-UFD-P8 to enable port and light industrial activities that serve the Napier community is supported by the Fuel Companies.	Retain as SD-UFD-P8 as notified.	Open Submission

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SD - Urban Form and Development /Issues /SD-UFD-I1: Compact urban form	Sian Stirling Jessica Ensing	231.16	Amend	Considers the importance of compact urban form and the pressure growth can put on the district. A growing population increases a demand for educational facilities. The term 'social facilities' is not defined under the proposed plan, making it unclear if it included educational facilities or not. Requests that educational facilities are explicitly recognised in this objective, to highlight they are a crucial form of social infrastructure required to support the district.Considers the adoption of the Ministry requested amendments would better enable the Ministry to respond to growth and manage its existing and future school network.	Seeks to Amend SD-UFD-I1 to:  Napier's growing population increases demand for housing, employment, business, infrastructure , social <u>and educational</u> facilities, and services. Growth needs to be provided in a way that optimises the efficient use of the existing urban area and supports integrated land use, infrastructure and development.	Open Submission
SD - Urban Form and Development /Objectives /SD-UFD-O1: Compact urban form	Sian Stirling Jessica Ensing	231.17	Support	Supports SD-UFD-O1 as it encourages an integrated urban form and the growth of the districts public transportation networks.	Retain as proposed.	Open Submission
SD - Urban Form and Development /Objectives /SD-UFD-O8: Social and community facilities	Sian Stirling Jessica Ensing	231.18	Amend	Considers community facilities do not include education facilities within its definition, and the term social facilities are not defined in the plan. educational facilities are a critical part of social infrastructure required to support the wellbeing of learning communities. Requests that educational facilities are provided for within SD-UFD-O8.	Amend SD-UFD-O8 to:  Social, <u>educational</u> and community facilities support the wellbeing of all members of our growing community.	Open Submission
SD - Urban Form and Development /Objectives /SD-UFD-O9: Infrastructure and land use planning	Sian Stirling Jessica Ensing	231.19	Support	Supports integrated planning outcomes.	Retain as proposed.	Open Submission
SD - Urban Form and Development /Objectives /SD-UFD-O10: Quality environment	Sian Stirling Jessica Ensing	231.20	Support	Supports SD-UFD-O10, as it encourages safe environments for students to reside in, engage in recreational activities, and commute to school.	Retain as proposed.	Open Submission
SD - Urban Form and Development /Issues /SD-UFD-I4: Constraints on industrial growth	Ella Shields Carmen Taylor	246.20	Oppose	The submitter opposes Issue SD-UFD-I4 in that there are many existing businesses present within Napier City, that have invested significantly into their operations and infrastructure, who need certainty and confidence for their decision making on future operations and investment. It is important to appropriately recognise and provide for the operation, intensification and expansion of existing businesses, including larger-scale industrial activities, within the PDP. Also, not all of the city's existing larger-scale industrial activities need to be able to connect to the city's services.	Amend Issue SD-UFD-I4 as follows:  SD-I14: Constraints on industrial growth  Napier's limited land area and proximity to the Ahuriri Estuary and coast provide limited opportunities for industrial growth, particularly for industries with potential adverse effects on sensitive receiving environments.  <u>Explanation</u>  Industrial activities are an important component of Napier's employment portfolio. Due to a range of factors including limited suitable land area, poor ground conditions, and proximity to the Ahuriri estuary and inner harbour, <u>new</u> larger-scale industrial activities are encouraged to locate on more suitable land outside of Napier where appropriate services to support such industry are available.Taking an integrated approach enables appropriate industrial activity to <u>establish, intensify and/or expand</u> <del>be located</del> in Napier where traffic can be managed, suitable infrastructure is available, and the adverse effects can be managed through the resource consent process.	Open Submission
SD - Urban Form and Development /Objectives /SD-UFD-O4: Economic activity	Ella Shields Carmen Taylor	246.21	Support	Supports SD-UFD-O4: Economic activity as providing for the city's economic well-being, by enabling economic activity, and innovation, where activities are appropriately located (i.e., industrial activities within industrial zones), is an appropriate planning approach.	Retain Objective SD-UFD-O4 as notified.	Open Submission
SD - Urban Form and Development /Objectives /SD-UFD-O6: Industrial zones	Ella Shields Carmen Taylor	246.22	Support	The submitter supports SD-UFD-O6: Industrial zones as it is agreed that industrial activities and development contribute to the economic well-being of the city and broader region. It is also agreed that industrial development needs to ensure that existing infrastructure is used efficiently, as well as sustainably. However, it is important to recognise that it is not always possible to connect to reticulated infrastructure or networks, nor necessary to do so in relation to managing adverse effects on the environment.	Retain Objective SD-UFD-O6 as notified.	Open Submission

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SD - Urban Form and Development /Policies /SD-UFD-P3: Greenfield growth	Ella Shields Carmen Taylor	246.23	Amend	Considers SD-UFD-P3: Greenfield growth should be amended as the requirement, under this policy, to avoid highly productive soils, in relation to any future expansion of urban limits, is not entirely consistent with the framework now in place under the National Policy Statement for Highly Productive Land (NPS-HPL).	Amend Policy SD-UFD-P3 as follows:  Ensure that any future expansion of urban limits:  a. requires indicative public access routes to be vested in Council as part of any subdivision; b. <del>avoids urban rezoning in areas with</del> <u>ensures that</u> highly productive <del>soils</del> <u>land is protected for use in land-based primary production</u> , and  enables the provision of social facilities to meet the diverse demographic and cultural needs of people and communities.	Open Submission
SD - Urban Form and Development /Policies /SD-UFD-P8: Industrial	Ella Shields Carmen Taylor	246.24	Amend	The submitter considers that SD-UFD-P8: Industrial Policy should be amended as the PDP does not propose any Heavy Industry Zones and Clause (c) of this policy should be amended to identify that heavy industry should be located within the GIZ. In addition, as a definition for 'Heavy Industry' is included in the PDP, there is no need to include a description of what heavy industry is within this part of the policy.	Amend Policy SD-UFD-P8 as follows:  Achieve Objective SD-UFD-O6: Industrial by:  enabling light industrial activity that serves the local Napier community throughout the Industrial and Mixed Use a. Zones; b. enabling industrial activity that utilises the locational benefits of the port and airport through provisions of the Industrial Zones, Port Zone and Airport Zone, and c. ensuring that <del>new</del> heavy industry activities <del>that generate air or trade waste discharge</del> are located in a <del>Heavy-General</del> Industry Zone.	Open Submission
SD - Urban Form and Development /Issues /SD-UFD-I2: Housing supply	Alan White	249.9	Amend	With the increasing weather events that are occurring in Napier submitter has concerns regarding the number of large areas within the existing residential areas that have not been developed/built on. To meet the housing demand, Council should either encourage landowners of these areas to develop them by providing some incentive to do so for a set period of time. If development does not occur within that time, those landowners should be rated at a higher rate for leaving the potential of the properties lie undeveloped.	Relief Sought is not included.	Open Submission
SD - Urban Form and Development /Issues /SD-UFD-I6: Productive soils	Leanne Roberts	257.18	Amend	Considers the intent of the issue is supported; however, the term productive soils is not defined. To ensure clarity, HortNZ seeks that a definition for productive soils is included that incorporates both versatile soils and highly productive land. The issue should refer to highly productive land.	Seeks to amend SD-UFD-I6: The <del>high quality soils</del> <u>highly productive land and versatile soils</u> of the Heretaunga Plains are under threat from pressure for ongoing urban expansion.  Explanation.  <del>Versatile and productive soils</del> <u>and highly productive land</u> are a limited resource in Napier.  Seeks to define productive soils as highly productive land and versatile soils.	Open Submission
SD - Urban Form and Development /Objectives /SD-UFD-O7: Heretaunga Plains	Leanne Roberts	257.19	Amend	Supports the objective and recognition of Heretaunga Plains. However, it should specifically refer to highly productive land. It is not only urban use that can compromise soils, and this should be recognised in the objective.	Seeks to amend SD-UFD-O7:  The contribution of soils, <u>including highly productive land</u> , within the Heretaunga Plains makes to food supply is protected from inappropriate subdivision, <del>urban</del> use and development.	Open Submission
SD - Urban Form and Development /Policies /SD-UFD-P3: Greenfield growth	Leanne Roberts	257.2	Amend	HortNZ supports that urban rezoning avoids areas of highly productive land, however the reference in the policy should use 'land' not 'soils' to be consistent with the definition.	Seeks to amend SD-UFD-P3 b) to read:  Avoids urban rezoning in areas of highly productive <del>soils</del> <u>land</u> .	Open Submission

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SD - Urban Form and Development /Objectives /SD-UFD-O2: Housing supply and choice	Nichola Nicholson	264.7	Amend	Generally support the high-level strategic objectives in the PDP's 'Urban Form and Development' Strategic Direction chapter. Seek clarification on how those strategic objectives (and associated policies etc) relate to, or may be further amended by, the Variation intended to be notified in 2023 relating to natural hazards and biodiversity.	Amend objective SD-UFD-O2 (Housing supply and choice) as follows:  "Housing supply and choice meets demand and reflects the needs of Napier's communities <u>and is located in areas away from the risk of natural hazards</u> " (or words to similar effect)	Open Submission
SD - Urban Form and Development /Objectives /SD-UFD-O1: Compact urban form	NZ Transport Agency Waka Kotahi Kelsey Watson	277.15	Support	Supports objective UFD-O1, as it promotes smaller focal centres within Napier. Considers that providing smaller focal centres around the growth areas identified within the Napier Spatial Picture provides an opportunity to integrate an urban form, which provides for a mix of community land uses with the transport network. Considers that encouraging a compact urban form that provides for walkable access to facilities will encourage active travel modes, especially when supported by end of trip facilities.	Retain as notified.	Open Submission
SD - Urban Form and Development /Objectives /SD-UFD-O9: Infrastructure and land use planning	NZ Transport Agency Waka Kotahi Kelsey Watson	277.16	Support	Support the directive to promote compact urban growth in existing urban areas, which eases pressure on the state highway network promoted by ribbon developments.	Retain as notified.	Open Submission
SD - Urban Form and Development /Objectives /SD-UFD-O9: Infrastructure and land use planning	Alec Duncan	288.17	Support	Fire and Emergency supports SD-UFD-O9 as it recognises the benefits of integrated infrastructure and land use planning to support identified growth areas. As defined, infrastructure includes the water supply distribution system and the transport network. For Fire and Emergency, it is important that the reticulated water supply network and roading network for future growth areas are adequately designed to support the intended future land uses and are designed in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 and the Designers' guide to firefighting operations Emergency vehicle access F5-02 GD.	Retain as notified.	Open Submission
SD - Urban Form and Development /Policies /SD-UFD-P5: Integration with infrastructure	Alec Duncan	288.18	Support	Supports SD-UFD-P5 as it requires all new housing developments to be adequately serviced by infrastructure to meet the health and safety of residents now and in the future. It is important that the water supply distribution system and the transport network is future proofed so that there is sufficient capacity in the networks to service existing and future development while enabling an efficient and effective emergency response. All new housing developments should be required to demonstrate that there is sufficient capacity in both the water supply and transport networks. Where there is insufficient capacity (such as firefighting water supply) or where the transport network may be compromised (such as insufficient access or parking), the development must demonstrate how any adverse effects or capacity constraints can be mitigated.	Retain as notified.	Open Submission
SD - Urban Form and Development /Objectives /SD-UFD-O7: Heretaunga Plains	Dr. Chantal Pagel Natasha Sitarz	289.28	Amend	Considers it is not clear from reading the objective that the intent, as set out in the s32 Report, is to "ensure that the high- quality soils within this locality are sustained for future generations."	Amend as follows:  The contribution that the soils within the Heretaunga Plains makes to food supply is protected <u>and sustained for future generations from inappropriate subdivision, urban use and development.</u>	Open Submission
SD - Urban Form and Development /Objectives /SD-UFD-O9: Infrastructure and land use planning	Dr. Chantal Pagel Natasha Sitarz	289.29	Amend	Considers it is not clear from reading the objective that the intent includes to "mitigate the adverse effects of development on the receiving environment and from climate change through reducing carbon emissions" as set out in the s32 report. Considers the term "avoid" should be included as necessary to give effect to the NZCPS, NPSIB and for integrated management under the RPS.	Amend as follows:  Infrastructure planning is integrated with land use planning to facilitate efficient development in identified growth areas; <u>including by reducing carbon emissions and avoiding or mitigating adverse effects on receiving environments.</u>	Open Submission