

GRZ - General Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Sharon Rose	9.1	Oppose	Opposes the low fencing height and the open top on them, and questions whether the new standard would apply to replacement fences. Concerned that lower/more open fences would seriously impact their enjoyment of their gardens/property, people and their pets, and quality of life generally	Seeks to remove or amend this clause so that all fences that border neighbours properties can be a solid 2 metres in height	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Sara Stephenson	11.1	Oppose	Opposes decrease in fence heights. Believes they should be able to have a 1.8m fence.	Change standard to set maximum height to 1.8m.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Emma Sey	12.1	Oppose	Submitter wants property to be fully-fenced and secure to a minimum height of 1.8m around the full boundary. To keep future dogs and children safe beyond doubt, without the need for keeping any dog/s restrained in another way. It's also for privacy purposes. submitter's property sits up a slope, having a fence shorter than 1.8m wouldn't provide any privacy.	To leave 5.25 as it currently stands - "any fence erected within front, side and rear yards must not exceed 2 metres in height"	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Alyce Kelly	14.1	Oppose	Council should not force homeowners to build low or partly see through fences.	Do not lower fence heights or introduce standards around fences being visually open.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	gavin milley	15.1	Oppose	Oppose height restrictions on fencing. Height should be at the owner's discretion.	No fence height restriction standard.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Dave Rountree	17.1	Oppose	Opposes fence height restrictions as a high fence provides privacy and security to homeowners, particularly for those who only have liveable outdoor space at the front of their home. 1.2m is not high enough to secure dogs and is easily scalable to commit crime. Leaving the height as existing in the ODP will still allow those who prefer a 1.2m fence to build their fence at this height should they choose to do so.	Retain the current fence height restrictions in the Operative District Plan	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Sarah Cotter	18.2	Oppose	Opposes GRZ fence restrictions in place	Delete GRZ fence height restrictions	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Michael Boyle	20.1	Oppose	The submitter considers that the 1.2m height for fences or walls (or a combination of these structures) is too low.	Seeks that GRZ-S8 (Fences and Walls) 1.a. i. allow for 1.8m in height and that 50% boundary length and visual permeability Standards be deleted.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Marg and Nicole Fleischl	22.1	Oppose	The submitter considers that the 1.2m height for fences or walls (or a combination of these structures) is too low.	Seeks deletion of the GRZ-S8 (Fences and Walls) 1.a. 1.2m height limit.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	KARL GOODCHILD	23.1	Oppose	Considers that the 1.2m height for fences or walls (or a combination of the structures) is too low and has implications for dog owners	Seeks that the GRZ-S8 (Fences and Walls) 1.a. 1.2m height limit is not included in the Proposed District Plan.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Susan Dallas	25.1	Oppose	The submitter opposes fence and wall standards.	Delete Fences and Walls activity standards in their entirety from the District Plan. (Inferred relief requested)	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Ashley Hampton	26.1	Oppose	The submitter considers that the 1.2m height for fences or walls (or a combination of these structures) is too low.	Seeks deletion of the GRZ-S8 (Fences and Walls) 1.a. 1.2m height limit.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Natasha Duncan-Sutherland	31.1	Oppose	Considers that a limit on fence heights to 1.2 metres will place children at risk of dog attacks. The submitter seeks no restriction on fence heights with the exception that a new rule is introduced that requires front fence heights of at least 6 feet where a large-breed dog is owned.	Delete any restriction on fence heights and introduce a new rule requiring a front fence of at least 6 feet on properties where a large-breed dog is owned.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential /	Lynda Otter	44.2	Amend	Considers that any dwelling 2 or more storeys will overlook single storey houses. Therefore, written approval should be required if development overlooks single storey homes.	Seeks that neighbour's approval is required for any 2 storey plus development next to a single storey site through an amendment to the PDP GRZ - General Residential Zone - Standards Table.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	David Brokken	46.1	Oppose	The submitter considers that the 1.2m height for fences or walls (or a combination of these structures) is too low.	Seeks deletion of the GRZ-S8 (Fences and Walls) 1.a.i. 1.2m height limit and that Noise-R10: Noise Sensitive Activities in the High Land Transport Noise Overlay does not include noise barrier screening along the Hawke's Bay Expressway. (Inferred decision requested)	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Peter Grant	78.7	Support	Supports the proposed standards for fences and walls. Safety and visibility from and to the street are important for older people, particularly for those living alone. Social connections within neighbourhoods are important and lower fence heights go some way towards achieving this. Passive surveillance of the streetscape also helps with crime prevention. Comments also apply to MRZ-S8, HRZ-S8, and LLRZ-S8.	Amend to incorporate design guidelines to ensure utilisation of appropriate fence design and products.	Open Submission

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Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GRZ - General Residential Zone /Issues /GRZ-I4: Non residential activities	Paul O'Shaughnessy	80.1	Oppose	Considers the historical and current use of 1 Creagh St to justify rezoning from General Residential Zone to Neighbourhood Centre Zone. Considers the value of the site as community hub for local residents and is well located to service the needs of several nearby schools. States that an upgrade is now required.	Seeks amendment for rezoning of 1 Creagh Street, to Neighbourhood Centre Zone given its nature, scale and its location within an existing residential catchment. Considers the proximity of Te Awa development Area and the contribution to community quality and access to local amenities. Considers the purpose of NCZ to apply due to its long-standing existing commercial use (i.e. retail and ancillary uses-storage, parking). Considers the provisions of NCZ to anticipate location within a suburban environment, therefore bulk and location controls suffice to manage future development. Considers the rezoning consistent with the hierarchy for centre zones established in the PDP and the Napier City Retail Strategy.	Open Submission
GRZ - General Residential Zone /Issues /GRZ-I4: Non residential activities	Paul O'Shaughnessy	81.1	Oppose	Opposes the proposed zoning of 336, 337, 338, and 340 Meeanee Road as Rural Production Zone. Instead seeks these properties to be zoned Neighbourhood Centre Zone to reflect the established activities in this environment (small-scale commercial and community activities).	Amend the zoning of 336, 337, 338, and 340 Meeanee Road to Neighbourhood Centre Zone.	Open Submission
GRZ - General Residential Zone /Issues /	Summerset Group Holdings Limited Summerset Group Holdings Limited	103.1	Amend	<p>The demand for retirement village accommodation outstrips supply. The release of family homes back into the housing market annually through new retirement village builds represents a significant contribution to easing the chronic housing shortage.</p> <p>Considers that the PDP could better align with NPSUD in providing for a range of housing types, including the specific needs of older persons in a way which is more enabling, relative to the characteristics and requirements of retirement village activities through intensification in the existing urban environment. Also considers that the PDP could provide opportunity for such development/activity through rezoning by identifying greenfield land that is suitable for urban development by providing for a 'Future Urban Zone' framework.</p> <p>Refer to original submission for full reasons in attachment</p>	<p>Refer to original submission for full reasons in attachment</p> <p>No specific relief stated.</p>	Open Submission
GRZ - General Residential Zone /Objectives /	Summerset Group Holdings Limited Summerset Group Holdings Limited	103.2	Amend	<p>Considers that the PDP could better align with NPSUD in providing for a range of housing types, including the specific needs of older persons in a way which is more enabling, relative to the characteristics and requirements of retirement village activities through intensification in the existing urban environment. Also considers that the PDP could provide opportunity for such development/activity through rezoning by identifying greenfield land that is suitable for urban development by providing for a 'Future Urban Zone' framework.</p> <p>Considers that the provisions fail to appropriately distinguish and recognise the functional and operational attributes of retirement villages</p>	Add retirement-village specific objective, policy and rule framework for each of the residential zones to better address the NPSUD to enable the provision of a diverse range of retirement housing and care options in the District.	Open Submission
GRZ - General Residential Zone /Policies /	Summerset Group Holdings Limited Summerset Group Holdings Limited	103.3	Amend	<p>Considers that the PDP could better align with NPSUD in providing for a range of housing types, including the specific needs of older persons in a way which is more enabling, relative to the characteristics and requirements of retirement village activities through intensification in the existing urban environment. Also considers that the PDP could provide opportunity for such development/activity through rezoning by identifying greenfield land that is suitable for urban development by providing for a 'Future Urban Zone' framework.</p> <p>Considers that the provisions fail to appropriately distinguish and recognise the functional and operational attributes of retirement villages</p> <p>Refer to original submission for full reasons in attachment</p>	Add retirement-village specific objective, policy and rule framework for each of the residential zones to better address the NPSUD to enable the provision of a diverse range of retirement housing and care options in the District.	Open Submission

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GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table /	Summerset Group Holdings Limited Summerset Group Holdings Limited	103.4	Amend	<p>Considers the proposed standards inappropriate for residential villages considering the provision of communal amenities.</p> <p>Residential outlook space;</p> <ul style="list-style-type: none"> • Minimum residential unit size; • Outdoor living space; • Windows to the street; • Landscaped area; • Maximum building length. 	<p>Seeks deletion of application of the following standards for retirement villages</p> <ul style="list-style-type: none"> • Residential outlook space; • Minimum residential unit size; • Outdoor living space; • Windows to the street; • Landscaped area; • Maximum building length. <p>Seeks amendment to provide specific standards and specific assessment framework for retirement villages which consider the location of this activity on large sites allow for amenities different to that os standard residential dwelling.</p>	Open Submission
GRZ - General Residential Zone /Assessment criteria /GRZ-AC1: Residential units (GRZ-R1); Minor residential units (GRZ-R3); Relocated buildings (GRZ-R9); Retirement village premises (GRZ-R10)	Summerset Group Holdings Limited Summerset Group Holdings Limited	103.5	Amend	<p>Considers it inappropriate for retirement villages to be subject to the same assessment matters/criteria as general residential developments, which exceed one unit per site, or for retirement villages to be subject to the same 'standards' that apply to residential units.</p>	<p>Seeks amendment to provide specific standards and specific assessment framework for retirement villages which also consider the location of this activity on large sites allow for amenities different to that of a standard residential dwelling.</p>	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Rules Table	Summerset Group Holdings Limited Summerset Group Holdings Limited	103.6	Amend	<p>Supports the restricted discretionary activity classification for 'Retirement village premises' in the General Residential Zone.</p> <p>Considers that the PDP could better align with NPSUD in providing for a range of housing types, including the specific needs of older persons in a way which is more enabling, relative to the characteristics and requirements of retirement village activities through intensification in the existing urban environment. Also considers that the PDP could provide opportunity for such development/activity through rezoning by identifying greenfield land that is suitable for urban development by providing for a 'Future Urban Zone' framework.</p> <p>Refer to original submission for full reasons in attachment</p>	<p>Seeks retirement village activities are precluded from being notified on a public or limited basis.</p>	Open Submission
GRZ - General Residential Zone /Introduction /	Summerset Group Holdings Limited Summerset Group Holdings Limited	103.13	Amend	<p>Considers that the introduction does not acknowledge the retirement villages significant accommodation/housing typology that contributes to the provision of a diverse range of housing demands, community wellbeing, and service freeing up land vacated by the elderly population when moving into a retirement village .</p> <p>Considers that the PDP could better align with NPSUD in providing for a range of housing types, including the specific needs of older persons in a way which is more enabling, relative to the characteristics and requirements of retirement village activities through intensification in the existing urban environment. Also considers that the PDP could provide opportunity for such development/activity through rezoning by identifying greenfield land that is suitable for urban development by providing for a 'Future Urban Zone' framework.</p>	<p>No specific relief stated. To add retirement-village specific objective, policy and rule framework for each of the residential zones to better address the NPSUD to enable the provision of a diverse range of retirement housing and care options in the District [Inferred Relief]</p> <p>Refer to full submission attachment for reasons.</p>	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Rules Table	Andrea Millar	105.10	Support	<p>Supports the permitted activity rules applying to "residential units" and "residential activity" in the zone as appropriate in the context of the establishment and operation of supported and transitional accommodation activities, such as those provided by Ara Poutama.</p>	<p>Retain permitted activity rule GRZ-R1 applying to "residential units" and "residential activity" in the General Residential Zone.</p>	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Cameron Drury	128.20	Oppose	<p>Compromises variety in design – risks straight facades with no modulation.</p>	<p>Consider the best tool to achieve the outcome sought and make provision for narrow lots. This may include deleting the standard and relying on assessment criteria for multi-unit developments, or amendments to the standard.</p>	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Cameron Drury	128.21	Oppose	<p>May affect energy efficiency.</p>	<p>Consider the best tool to achieve the outcome sought and make provision for narrow lots.</p>	Open Submission

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GRZ - General Residential Zone /GRZ - General Residential Zone - Rules Table	Pip Beachen	142.4	Support	Supports the retention of a Restricted Discretionary Activity Status where activity conditions are not met, including new houses on small vacant sites and/or multiple residential units on a site. Also support the default non-notification for applications under this rule on both a public and limited basis.	Retain GRZ-R1.	Open Submission
GRZ - General Residential Zone /Assessment criteria /GRZ-AC1: Residential units (GRZ-R1); Minor residential units (GRZ-R3); Relocated buildings (GRZ-R9); Retirement village premises (GRZ-R10)	Pip Beachen	142.5	Oppose	<p>Opposes Assessment Criteria matters GRZ-AC1(c), (g) and (s) where an assessment of the development's consistency with the Hastings Residential Intensification Design Guide (the Design Guide) is required. Considers that this is both onerous on top of the already extensive assessment criteria proposed for the General Residential Zone and introduces a level of subjectivity when considering an application against the Design Guide, both of which increase cost and uncertainty to any resource consent application. The proposed list of assessment criteria are already considered to cover a number of the matters outlined in the Design Guide and requiring applications to make an assessment against the 60 page Design Guide documents introduces additional cost to developers by way of additional assessment for both the applicant Planners and Council Planners and Urban Design teams.</p> <p>Considers that through requiring an assessment of this document introduces a layer of subjectivity to the consenting process increasing uncertainty. Seeks that the use of the Hastings Intensification Design Guide is as a non-statutory guidance document only and the use of this as a statutory assessment process is not supported.</p>	Delete Assessment Criteria matters GRZ-AC1(c), (g) and (s). Retain the remaining assessment criteria (a), (b), (d) – (f), (h) – (r) and (t).	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Pip Beachen	142.12	Support	Supports the standards of the General Residential Zone, Medium Density Residential Zone, and the High Density Residential Zone, except where otherwise stated through specific submission points. Considers that it is important that the standards appropriately facilitate the outcomes sought by Council for the City and further enable efficient development of sites while achieving onsite amenity and maintain an appropriate and transparent standard of amenity for adjacent residents. Seeks to ensure that the standards across the relevant zones (GRZ, MRZ, HRZ) are workable and provide for practical outcomes when actually implemented onsite.	Retain standards in the GRZ, MRZ and HRZ except where amendments are sought through separate submission points.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Pip Beachen	142.14	Amend	Notes that large areas of residentially zoned land in Napier are being required by the Councils Engineering Team to lift finished floor levels significantly higher than existing ground level in order to meet minimum floor level requirements due to the raised flood level. As a result, this compromises the ability to develop a site within the height in relation to boundary parameters. Seeks that the height in relation to boundary line starts at the same level on the boundary as the minimum floor level applied to the site. Refers to Christchurch District Plan (See original submission for full detail)	Amend so that the height in relation to boundary line starts at the same level on the boundary as the minimum floor level applied a site at the relevant boundary.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Pip Beachen	142.15	Support	Supports an impervious area of 70% within the General Residential Zone.	Retain GRZ-S6	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Pip Beachen	142.16	Support	Supports the retention of a fence and wall height of 2m within side and rear yards as significant fill required to be placed in residential sites to achieve minimum floor levels above flood hazards, this is to provide for retaining and an adequate fence height above this retaining while still falling within the permitted height threshold.	Retain GRZ-S8	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Pip Beachen	142.17	Amend	Opposes standard as it is currently worded. As street facing dwellings typically contain a garage (which can occupy up to 50% of a street facing façade), requiring 20% of glazing to then occupy the remaining portion of frontage would compromise the insulation and energy efficiency goals sought by the Building Code. Notes the requirement for passive surveillance and streetscape connectivity, however considers that the requirement for 20% glazing of the full façade is not appropriate in situations where there is a street facing garage. For multi-unit developments, the assessment criteria will apply in addition to the standard. Further flexibility is sought.	Amend the standard to only require 20% of the façade beyond any area occupied by a garage door to be in glazing, or similar alternative relief.	Open Submission

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GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Pip Beachen	142.18	Amend	Supports the outdoor living space standard and the reduction in area from the ODP for ground floor units to 20m ² however considers that the wording provided for GRZ-S11(1)(b) is unclear as notified this appears to contradict the requirement for a 20m ² living space. Also the wording of GRZ-S11(3) and seeks further clarity around the interpretation of this standard.	Amend GRZ-S11(1)(b) to provide better clarity around this provision i.e. whether the 20m ² can be cumulatively met through a combination of balcony and ground floor outdoor living space. Further, amend or delete GRZ-S11(3) as further clarity is required.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Pip Beachen	142.57		Considers that it is important that the standards appropriately facilitate the outcomes sought by Council for the City and further enable efficient development of sites while achieving onsite amenity and maintain an appropriate and transparent standard of amenity for adjacent residents. Seeks to ensure that the standards across the relevant zones (GRZ, MRZ, HRZ, MUZ) are workable and provide for practical outcomes when actually implemented onsite.	Seeks that standards across the relevant zones (GRZ, MRZ, HRZ, MUZ) are workable and provide for practical outcomes when actually implemented onsite. Seeks Amendments or the removal of standards which are overly onerous for residential development or which result in contradicting outcomes to other standards, therefore seeking a consistent approach within each Zone and across the Plan.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Marisa Mous	159.2	Oppose	Submitter opposes the proposed 1.2m height for boundary fences due to concerns of safety, quiet enjoyment of properties, privacy, and animal containment.	Retain current fencing rules.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Sheena McGuire	168.109	Amend	Notes that The GRZ Chapter does not contain a specific rail corridor building setback standard. Instead, the rail corridor boundary is assessed as a side or rear yard site boundary and a 1m building setback applies. Considers that setbacks are a common planning tool used to ensure the safe and efficient operation of activities such as the railway corridor, particularly when it may come into conflict with adjacent land uses. For rail, a setback provides a safe physical distance between a building and the railway corridor boundary. Heavy freight trains run on the railway lines through the Napier City District. Considers that without a sufficient setback, people painting their buildings, clearing gutters or doing works on their roof will need to access or foul the rail corridor. If a person or object encroaches onto the rail corridor, there is a substantial risk of injury or death for the person entering the rail corridor. Considers that a setback control has obvious safety benefits for the users of the land adjoining the rail corridor and users of the rail corridor. Also notes the efficiency benefits for rail operations, mitigating against the risk of train services being interrupted by unauthorised persons or objects entering the rail corridor. Considers that without appropriate setback requirements, there is significant risk of adverse health and safety effects impacting people locating and working in proximity to the railway corridor. Seeks a new clause within GRZ-S4: Other yards to require a 5m setback for structures and buildings from the rail corridor. Matters of discretion are also sought in the case that the setback cannot be achieved.	Amend as follows: 1. No part of any building may be erected closer than 1 m to a side or rear site boundary unless written approval of the adjacent landowner(s) is provided. 2. Any part of a building for visitor accommodation with frontage onto Meeanee Quay must not be erected closer than 3 m to any side or rear boundary unless written approval of the adjacent landowner(s) is provided. 3. No part of any building, fence, or structure may be erected closer than 6 m to any watercourse or open drain. 4. <u>No part of any building or structure may be located within a 5m setback from a boundary shared with a rail corridor.</u> Matters of discretion are: 1. Purpose of the standard; 2. Neighbourhood character; 3. Safety, attractiveness, and connectivity of streets and public open spaces; 4. Quality living environments;	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Neil Fenwick	173.1	Oppose	Opposes as rule GRZ-S2 takes no account of the building and boundary orientation, time of the day, the sun angle and its sun or shading effect on neighbouring properties. Considers that the effect of a building 'mass' is not universal on differing adjacent land as the orientation, time of the day and season will have varying effects on neighbouring properties. Acknowledges consideration of orientation is noted in the Residential Standards Table GRZ – General Residential Zone – Standards Table; GRZ-S11 Outdoor Space, Rule 3, a and b.Considers that Hastings District Council's example of how this is dealt with could be introduced into the Napier City Council's Proposed District Plan as a solution (Appendix 8.0-1 – Method of Determining Recession Planes)	Amend to introduce differing requirements related to the orientation of each boundary - Use HDC as the benchmark for this change.	Open Submission

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GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Neil Fenwick	173.2	Oppose	Considers that concerns about personal safety outweigh visual dominance. Considers that Low fences potentially aiding urban crime by providing escape routes and that higher fences needed for sound reduction and privacy. Considers that it is an individual's right to protect themselves through appropriate fencing. Notes the proliferation of security cameras indicates citizen concern for safety. Considers that during early housing and suburban development throughout the 1900's the street became an extension of the landowner's property and low fences may have been appropriate then. Society, mobility via vehicles, proliferation of vehicular movements and crime has changed our perception of safety in this respect. Notes disagreement with planners' socially idealistic view and attempt to recreate past perceptions of safety.	Remove the requirement that limits fence heights on the basis on the basis that the Proposed District Plan is endeavouring to control an aspect of design which must remain under the owners' discretion.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Rules Table	Neil Fenwick	173.3	Oppose	Considers the Activity Status should not be 'Permitted', as of right. Submitter raises the question whether a land owner complying with the net site area of 2000 sq.m. rule can graze livestock in the middle of a Residential Area as a Permitted use, subject to the NCC Animal Control Bylaw 2021.	Delete this use as a 'Permitted Use' as it could be open to abuse. Considers it should be made a Discretionary use.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Neil Fenwick	173.4	Oppose	Acknowledges the intent of taking advantage of the land area for the benefit of the ground floor tenant by specifying minimum dimensions of open space. Rule 1, a, b, c and d., however consider it excessive in its requirement when compared with Rule 2, residential units 'above ground'. Notes that, from a designer's perspective, there are design limitations in relation to >2 storey outdoor living spaces. Considers that a reduction of the requirements of Rule 1 (ground floor) more aligned with Rule 2 (above ground) would present a more equitable design solution.	Seeks further consideration for the rule. As written, it necessarily provides a disadvantage to upper level apartments. Considers that if the rule related to ground floor open space is reduced, it could provide an opportunity for densification of the whole of site development.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Neil Fenwick	173.5	Oppose	Considers that the restriction or otherwise on the percentage of windows facing the street is irrelevant as the design outcome is totally dependent on the orientation and the users access to the exterior. Notes that there are many examples in early residential developments in New Zealand where orientation was adopted from the northern hemisphere, (south facing) or by early design, always oriented to the street which has led to many of our building stock being costly to heat, compromised access to the outside and poor use of the surrounding land. Considers that it would be more beneficial to focus on the above outcomes, rather than prescriptive rules which are inappropriate for the site under consideration.	Delete the rule related to the percentage of windows facing the street because this requirement takes no account of the design outcome which should/must relate to the orientation of the dwelling and the resultant design and planning of the dwelling on the site. Refer to the body of the submission above for detailed examples of how design and orientation can vary the outcome.	Open Submission
GRZ - General Residential Zone	Simon Bradshaw	182.2	Support	The provisions of the General Residential Zone support stand alone and attached (terraced housing) forms in a suburban character. This is consistent with the objectives for Parklands and they are therefore considered appropriate.	Retain the notified provisions of the General Residential Zone.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Rules Table	Angela McFlynn	189.46	Oppose	Considers precluding public or limited notification for any development of a residential site to contain more than 1 residential unit is not appropriate. Significant increases in density have the potential to have significant adverse effects on the surrounding residential area, and residents have a right to have their concerns considered when there are potential direct effects on the use and enjoyment of their property. The Council, through the District Plan should show respect for their community and allow for public and / or limited notification where appropriate.	Amend GRZ-R1: Residential units and residential activities to: Notification status: Any application under this rule is precluded from being notified on a public or limited basis <u>only if compliance with all of standards GRZS1-GRZS11 is achieved.</u>	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Jennie Fenwick	193.1	Oppose	Opposes proposed fence heights. High fence heights, keep unwanted people out, help personal safety, provide security, and prevent anti-social disruption. People are not in positions to move from bad neighbours. High fences also minimise noise, help maintain a right to privacy, keep children safe, contain dogs, and allows for full use of property. The right to build high fences on a boundary front is a personal democratic right and choice, it would be unfair to remove this.	Seeks to delete limits on fence heights. The reasons are stated in detail in the full submission.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Fleur Lincoln Napier City Council	196.58	Amend	This rule should not apply to minor residential units. One key distinction of minor residential units is that they can share outdoor space with the primary residential unit as they are ancillary / not a stand-alone site.	Amend standard to add exemption for minor residential units complying with the permitted activity standards of GRZ-R3.	Open Submission

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Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Fleur Lincoln Napier City Council	196.80	Amend	There is no minimum residential unit size standard in the General Residential Zone (only in medium and high density residential zones). Although this level of intensity is not explicitly anticipated for in the GRZ, it is appropriate to have the standard as a backstop to ensure that where smaller units are provided in accordance with the provisions for the GRZ, that they are of sufficient room to accommodate furniture, space to get around, and the anticipated number of residents. This complements the relevant assessment criteria for residential units.	Add a new minimum residential unit standard GRZ-S12 in the General Residential Zone, that replicates MRZ-S13 Minimum residential unit size.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Guy Panckhurst	210.4	Amend	Considers that often subdivision proposals involve a new internal boundary along a vehicle access that is less than 1m from an existing building. The applicant is able to provide "self-approval" for the infringement.	Seeks to amend the wording to clarify that the landowner of a site being subdivided can provide consent that the internal yard can be less than 1m. The reasons stated in full detail in the full submission.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table /GRZ-S10: Windows to the street	Guy Panckhurst	210.5	Oppose	Opposes the requirement for 20% street facing glazing in the General Density Residential Zone (GRZ). States that the requirement is in the Medium Density Residential Zone (MRZ) and is more suited for this zone and High Density Residential Zones (HRZ). Glazing control is not appropriate for GRZ, GRZ residents should be able to choose their own glazing.	Seeks to remove GRZ-S10 from plan.	Open Submission
GRZ - General Residential Zone /Objectives /General	Georgina McPherson	215.117	Amend	None of the objectives, policies or rules in this chapter refer to reverse sensitivity effects. The Fuel Companies have assets which are adjacent to the GRZ and GRZ activities may be sensitive to the effects of these existing lawfully established activities on the adjoining zone. The Fuel Companies seek that reverse sensitivity effects are appropriately managed in this chapter, particularly where it relates to new development or intensification close to non-residential zones.	Add a new objective, policy that address reverse sensitivity effects on adjacent land uses as follows: <u>GRZ-OXX: Reverse sensitivity</u> <u>Existing non-residential activities are not unreasonably compromised by reverse sensitivity effects and/or incompatible activities in adjacent zones.</u> <u>GRZ-PXX: Reverse sensitivity</u> <u>Ensure that existing non-residential activities in adjacent zones are not compromised by reverse sensitivity effects.</u> Amend matters of discretion under GRZ-R1B, GRZ- R7B, and GRZ-R8B to include reverse sensitivity effects on adjacent land uses. GRZ-R1B: Residential units and residential activity GRZ-R3B: Minor residential unit GRZ-R^: Residential care facility GRZ-R7B: Visitor accommodation GRZ-R8B: Educational facility GRZ-R10 Retirement village premises GRZ-R11 Activities infringing standards	Open Submission

GRZ - General Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GRZ - General Residential Zone /Policies /General	Georgina McPherson	215.118	Oppose	None of the objectives, policies or rules in this chapter refer to reverse sensitivity effects. The Fuel Companies have assets which are adjacent to the GRZ and GRZ activities may be sensitive to the effects of these existing lawfully established activities on the adjoining zone. The Fuel Companies seek that reverse sensitivity effects are appropriately managed in this chapter, particularly where it relates to new development or intensification close to non-residential zones.	<p>Add a new objective, policy that address reverse sensitivity effects on adjacent land uses as follows:</p> <p><u>GRZ-OXX: Reverse sensitivity</u></p> <p><u>Existing non-residential activities are not unreasonably compromised by reverse sensitivity effects and/or incompatible activities in adjacent zones.</u></p> <p><u>GRZ-PXX: Reverse sensitivity</u></p> <p><u>Ensure that existing non-residential activities in adjacent zones are not compromised by reverse sensitivity effects.</u></p> <p>Amend matters of discretion under GRZ-R1B, GRZ- R7B, and GRZ-R8B to include reverse sensitivity effects on adjacent land uses.</p> <p>GRZ-R1B: Residential units and residential activity GRZ-R3B: Minor residential unit</p> <p>GRZ-R^: Residential care facility GRZ-R7B: Visitor accommodation GRZ-R8B: Educational facility</p> <p>GRZ-R10 Retirement village premises</p> <p>GRZ-R11 Activities infringing standards</p>	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Amelia Longley	222.15	Amend	Standards for fences in or adjacent to Open Space zones could result in undesirable outcomes for open space.	Delete these provisions from the Open Space zones or ensure provisions are written to provide for consistent fencing around the perimeter of Council parks and open spaces. Amend relevant residential and open space standards to ensure fencing controls adjacent to open space will provide for consistent fencing around parks and reserves. I.e. where a fence is higher than 1.2 m, the fencing style beyond the 1.2 m is visually permeable.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Rules Table	Sean Thompson	225.1	Amend	<p>Considers that it is not self-evident from the analysis and rationale in the proposed plan, including in terms of s 32 RMA, why relocated buildings should be classified as non-complying in the NCZ, LCZ, LFRZ, LIZ and GIZ. It is accepted that relocated buildings should be discretionary in the Natural Open Space Zone, and there may be urban design and other considerations applicable to the Town Centre Zone and City Centre Zone which warrant different treatment.</p> <p>Since a 2004 Central Otago Environment Court decision most local authorities in New Zealand have either adopted permitted activity classification for relocated buildings (with no standards) or provided for permitted activity status with prescribed performance standards.</p>	<p>Seeks to amend the relocated buildings activity PDP Rules as follows:</p> <ol style="list-style-type: none"> Provide for relocated buildings as a Permitted Activity (like GRZ-R9) in all relevant zones, excepting where a specified heritage or conservation or urban design consideration applies; For the relocated building rules in all zones, the removal of the requirement to deposit a monitoring fee (like GRZ-R9) at the same time as submitting the relocated building report; Amending the performance standards in relation to relocated buildings in accordance with the wording in the attached Schedule 1 (which can be found in the attached submission), to provide for: <ol style="list-style-type: none"> modification of the performance timeframes such that relocation on permanent foundation is required within two months, and twelve months is allowed for the completion of all reinstatement works; provision for a pre-inspection report in the same or similar form as found in Schedule 2 (which can be found in the attached submission). <p>Consequential or further relief including to the relevant objectives, policies and provisions of the proposed plan in order to give effect to the relief sought.</p> <p>(The reasons are stated in detail in the full submission)</p>	Open Submission

GRZ - General Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GRZ - General Residential Zone /Objectives /GRZ-O2: Community wellbeing	Sian Stirling Jessica Ensing	231.40	Amend	<p>Considers Amending GRZ. Supports the management of development and general activities that encourage safe, active and interactive communities. The Ministry recognises the primary purpose of the GRZ is to prioritise residential activities. However, the Ministry considers that educational facilities particularly early childhood centres and schools need to be located in residential areas to enable all members of the community to have adequate access to education.</p> <p>The GRZ objectives do not sufficiently provide for educational facilities in the objectives. There are also no clear objectives that correlate with Policy GRZ-P6 for non-residential activities (which educational facilities are). Therefore, the Ministry request GRZ-O2 is amended to recognises that some activities like educational facilities should be enabled in the zone provided they contribute to social, economic and cultural wellbeing.</p>	<p>Seeks to Amend the following:</p> <p>Community wellbeing</p> <p>Development and activities contribute to safe, active, and interactive communities <u>that provide for the community's social, economic, and cultural wellbeing.</u></p>	Open Submission
GRZ - General Residential Zone /Policies /GRZ-P6: Non-residential activities	Sian Stirling Jessica Ensing	231.41	Amend	<p>Considers Amending GRZ-P6. The Ministry recognises the primary purpose of the GRZ is to prioritise residential activities. However, the Ministry considers that educational facilities particularly early childhood centres and schools need to be located in residential areas to enable all members of the community to have access to education. If schools cannot locate in residential areas, traffic congestion can increase as parents have to drive their kids across town to school. Educational facilities are a crucial form of social infrastructure that is required to meet the education needs and wellbeing of the community.</p> <p>To achieve best planning practice, educational facilities should be represented in the objectives and policies as well as its own rule framework. Although the Ministry use the Notice of Requirement (NoR) process for its school sites, in the Ministry's experience the objectives and policies of the relevant zone are important provisions used to assess NoRs.</p> <p>The Ministry request that an additional provision is included that enables non-residential activities (like educational facilities) if they support the community needs and wellbeing. This will allow the Ministry to provide schools for the community and better respond to growth over time.</p>	<p>Seeks to make the following Amendment:</p> <p>GRZ-P6: Non-residential activities</p> <p>Limit Non-residential activities in the zone to:</p> <ol style="list-style-type: none"> prioritise efficient use of the zone for residential activities; minimise effects on the vitality of centre zones, and minimise effects on residential amenity <u>only those required to support well-functioning urban environments.</u> 	Open Submission

GRZ - General Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GRZ - General Residential Zone /GRZ - General Residential Zone - Rules Table	Sian Stirling Jessica Ensing	231.42	Amend	<p>Requests rule GRZ-R8A is amended to provide for educational facilities, such as childcare services, for up to 50 students (excluding staff and permanent residents) as a permitted activity. This would better align with the typical sizes of pre-school facilities established in the Residential zones in either established buildings or in new-builds as well as the Ministry's pre-school license requirements. This also recognises the accepted actual effects of these facilities as established in the Residential area.</p> <p>The sixth matter of discretion listed under rule GRZ-R8B will allow council to assess matters outside of the Ministry control and could imply the Ministry may need to fund the upgrade of the roading network to provide these multi modal facilities. Any road upgrades should be funded and provided by the council or developers who are enabling the residential growth that the Ministry must respond to. The Ministry request the removal of this matter of discretion.</p> <p>The Ministry also does not support the third matter of discretion either, as they allow council to assess additional matters that are outside of the Ministry's control. The Ministry has no control over the location and connectivity into the street network and surrounding public open space. The safety and attractiveness of the street are already covered by the second matter of discretion, as it allows council to assess the effects of the school on the streetscape and neighbourhood character. The Ministry consider this an appropriate matter of discretion, as it is a matter the applicant / Ministry can control through careful design.</p> <p>Anything beyond the boundary of the school site should not be assessed as the</p>	<p>Seeks to make the following amendments:</p> <p>Educational facility GRZ-R8A</p> <p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The educational facility does not cater for more than ten 50 students, and The total number of people accommodated/catered for on the site by activities GRZ-R6 – GRZ-R8 is no more than ten 50 (excluding staff and permanent residents). <p>GRZ-R8B</p> <p>Activity Status where activity conditions are not met: Restricted Discretionary</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> Contribution to local community wellbeing; Neighbourhood character; Safety, attractiveness and connectivity of streets and public open spaces; Quality living environments; Infrastructure capacity and stormwater management; Safety and efficiency of multi-modal transport network, and Vibrancy and vitality of centres. 	Open Submission
GRZ - General Residential Zone /Assessment criteria /GRZ-AC2: Home business (GRZ-R4); Residential care facilities, visitor accommodation, educational facilities, community facilities, hospitality activity and dairies (GRZ-R6 - GRZ-R8)	Sian Stirling Jessica Ensing	231.43	Support	Supports GRZ-AC2 as educational facilities (as non-residential activities) are a critical part of contributing to the wellbeing of the local community by improving access to education.	Retain as proposed.	Open Submission
GRZ - General Residential Zone /Objectives /General	Angela Jones	240.15	Amend	Considers it necessary for similar protections be provided to those in the Subdivision chapter (SUB-O3) insofar as it recognises the need for development to protect the operation and access to established and planned network utilities and regionally significant infrastructure.	<p>Include a new objective:</p> <p><u>GRZ-Ox: Infrastructure provision</u></p> <p><u>Development protects the operation and access to established and planned network utilities and regionally significant infrastructure while mitigating reverse sensitivity effects.</u></p>	Open Submission
GRZ - General Residential Zone /Policies /General	Angela Jones	240.16	Amend	Considers it necessary for similar protections be provided to those in the Subdivision chapter (SUB-P9) insofar as it recognises the need for development to protect the operation and access to established and planned network utilities and regionally significant infrastructure.	<p>Include a new policy:</p> <p><u>GRZ-Px: Integrated provision of infrastructure</u></p> <p><u>Require development to provide servicing that is coordinated, integrated, and compatible with the existing and planned infrastructure network.</u></p>	Open Submission
GRZ - General Residential Zone/GRZ - General Residential Zone - Standards Table	Margaret Hunt	242.1	Oppose	Opposes the proposed height provisions for the loss of privacy, neighbourhood character and access to sunlight, Considers the added noise from traffic congestion without sufficient infrastructure to support growth. Considers the negative impact of intensification and increased building heights on property valuation. Considers the risk of new building styles being inappropriate with non-notification status.	Amend to provide for improved public transport systems. No specific relief stated	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Margaret Hunt	242.2	Oppose	Opposes proposed garage provisions due to lack of off street parking highlighting Meanee Road into King St, Peddie St and Elbourne St.	Amend to provide for improved public transport systems. No specific relief stated	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Rules Table	Margaret Hunt	242.3		Concern with the congestion of educational facilities with no provision or insufficient access for varied transport modes used by community/students.	Amend to provide for improved public transport systems. No specific relief stated	Open Submission

GRZ - General Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GRZ - General Residential Zone /GRZ - General Residential Zone - Rules Table /GRZ-R8: Educational facility	Maryanne Macintosh	243.3		<p>Many Schools within MRZ are already up to capacity, submitter states children need space.</p> <p>Has concerns of Medium Density Residential Zones (MRZ) impacting quality of life. Living in an attractive environment with greenspace is important to people's well-being.</p> <p>Infrastructure is another concern, with reference to stormwater during the cyclone. Notes, Singapore's requirements for greenspaces, flooding of streets, grass is needed for water drainage, and a geyser in Elbourne Street.</p> <p>Considers safety of elderly important, with reference to break ins. Submitter states MRZ and HRZ makes it harder to know neighbours, creating a loss of connection.</p>	Relief Sought is not included.	Open Submission
GRZ - General Residential Zone /General	Phil Stickney	263.32	Oppose	<p>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.</p>	<p>Include narrative which recognises and provides for higher density development on specified sites within PREC 3, specifically:</p> <p>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.</p>	Open Submission
GRZ - General Residential Zone /GRZ - General Residential /General	Alan Petersen	272.3	Amend	<p>Considers that a Bay View Amenity Precinct should be added.</p> <p>Submission 4 - That the Bay View urban areas be zoned GRZ. But its distinct character be recognised by a Precinct overlay as outlined in relief sought (similar to Napier Hill).</p> <p>The overlay of a Precinct zone in the GRZ allows for adjustment to the GRZ that recognises the distinct character of an urban/residential area in Napier City.</p>	<p>Seeks to add a Precinct for Bay View (with an underlying GRZ - General Residential Zone) with the following Policies:</p> <p><u>PRECXX-P1: Identify and map the features that make up the amenity character of the Bay View Amenity Precinct</u></p> <p><u>Identify the key components that contribute to the amenity values and character of the Bay View Amenity Precinct, including:</u></p> <p><u>a. section size and configuration and residential density;</u> <u>b. topography and roading layout;</u> <u>c. vegetation coverage and open space, and</u> <u>d. position of houses on the section.</u></p> <p><u>PRECXX-P2: Character and amenity values</u></p> <p><u>Manage development to maintain the identified character and amenity values of the Bay View Amenity Precinct, including by:</u></p> <p><u>a. providing for a generally lower density and intensity of development than the General Residential Zone with 600m2 minimum lot area and 1500m2 for unserviced sites.</u> <u>b. providing for a higher proportion of open space and landscaped area than the General Residential Zone.</u> <u>c. requiring developments for multiple residential units to respond to the identified character and amenity values of the Bay View Amenity Precinct, and</u> <u>d. requiring appropriate infrastructure is in place to support new</u></p>	Open Submission
GRZ - General Residential Zone /Issues /GRZ-I1: Housing supply and diversity	NZ Transport Agency Waka Kotahi Kelsey Watson	277.109	Support	<p>Supports issue I1 as it enables and encourages higher density development in locations that are close to neighbourhood centres or bus routes, therefore promoting public transport use or multi modal use.</p>	Retain as notified.	Open Submission

GRZ - General Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GRZ - General Residential Zone /Policies /GRZ-P2: Streets and public open space	NZ Transport Agency Waka Kotahi Kelsey Watson	277.110	Support	Supports policy GRZ-P2 as it promotes safe streets that encourages active transport modes. Encouraging active transport modes is consistent with the NZTA Sustainability Action Plan: Toitū Te Taiao, which seeks to shift travel to more efficient modes of transport. Notes that this recognises the growing expectation that the transport sector will contribute to the substantial reduction in domestic greenhouse gas emissions	Retain as notified.	Open Submission
GRZ - General Residential Zone /Policies /GRZ-P4: Quality living environments – within the site	NZ Transport Agency Waka Kotahi Kelsey Watson	277.111	Amend	Considers dwellings should be appropriately designed and insulated to mitigate noise effects from the existing environment in the interests of the human health of occupants. Considers that separation is often the best method for managing non-compatible land use but where separation is not possible, treatment is required to protect sensitive receivers.	Amend so that <u>where located in proximity to legally established activities that emit noise (such as State Highways), buildings for noise sensitive activities are designed to mitigate noise and vibration effects to occupants.</u>	Open Submission
GRZ - General Residential Zone/Introduction/	Alan Petersen	281.19	Amend	The introduction statements and provisions are nearly all appropriate for the site at 68 Franklin Rd and the Bay View urban or suburban areas.	The site at 68 Franklin Rd should be rezoned as a General Residential Zone.	Open Submission
GRZ - General Residential Zone /Issues /GRZ-I1: Housing supply and diversity	Alan Petersen	281.20	Amend	The issues are applicable to the Bay View urban area and the development site. The limited future developments will assist in the supply of housing. To meet the HPUDS goals.	The site at 68 Franklin Rd should be rezoned as a General Residential Zone. The Bay View urban residential areas should be rezoned as a General Residential Zone.	Open Submission
GRZ - General Residential Zone /Issues /GRZ-I2: Quality living environments	Alan Petersen	281.21	Amend	The issues are applicable to the development site.	The site at 68 Franklin Rd should be rezoned as a General Residential Zone. The Bay View urban residential areas should be rezoned as a General Residential Zone.	Open Submission
GRZ - General Residential Zone /Issues /GRZ-I3: Sustainable design and infrastructure	Alan Petersen	281.22	Amend	The issues are applicable to the development site.	The site at 68 Franklin Rd should be rezoned as a General Residential Zone. The Bay View urban residential areas should be rezoned as a General Residential Zone.	Open Submission
GRZ - General Residential Zone /Issues /GRZ-I4: Non residential activities	Alan Petersen	281.23	Amend	The issues are applicable to the Bay View suburban area and the development site.	The site at 68 Franklin Rd should be rezoned as a General Residential Zone. The Bay View urban residential areas should be rezoned as a General Residential Zone.	Open Submission
GRZ - General Residential Zone /Objectives /GRZ-O1: Housing supply and diversity	Alan Petersen	281.24	Amend	All the objectives are applicable to the Bay View suburban area and the development site.	The site at 68 Franklin Rd should be rezoned as a General Residential Zone. The Bay View urban residential areas should be rezoned as a General Residential Zone.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table /General	Alan Petersen	281.25	Amend	The proposed development at 68 Franklin Road provides for (for the large part) development that complies with the standards in the General Residential Zone. Many of these same standards could be applied to the Bay View urban area. The GRZ is also proposed for the Westshore suburb. This urban environment is very similar to the Bay View urban environment.	The site at 68 Franklin Rd should be rezoned as a General Residential Zone. The Bay View urban residential areas should be rezoned as a General Residential Zone.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Kainga Ora - Brendon Liggett	285.2	Oppose	Opposes the use of the word 'maintain and enhance' within the purpose statements in the respective 'Standards Tables' of the GRZ, MRZ and HRZ. Seeks that these are amended to refer to the 'planned built environment' in line with the objectives and policies of each zone and Policy 6 of the NPS-UD. The consequential requirement for development to 'maintain and enhance' the existing character of an area conflicts with the overall direction of the PDP to enable growth and intensification.	Amend to refer to the 'planned built environment' in line with the objectives and policies of each zone and Policy 6 of the NPS-UD. The consequential requirement for development to 'maintain and enhance' the existing character of an area conflicts with the overall direction of the PDP to enable growth and intensification.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Rules Table	Kainga Ora - Brendon Liggett	285.5	Amend	Seeks that the permitted number of dwellings be increased as follows: (a) GRZ-R1A – Increase the number of dwellings permitted on site within the GRZ from 1 to 2 dwellings,	Increase the number of dwellings permitted on site within the GRZ from 1 to 2 dwellings,	Open Submission

GRZ - General Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GRZ - General Residential Zone /Assessment criteria /GRZ-AC1: Residential units (GRZ-R1); Minor residential units (GRZ-R3); Relocated buildings (GRZ-R9); Retirement village premises (GRZ-R10)	Kainga Ora - Brendon Liggett	285.10	Oppose	Opposes the inclusion of Design Guidelines in the District Plan and seeks that reference to these are deleted. Considers that these act as de-facto rules to be complied with. Opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Considers that Design Guidelines should be treated as a non- statutory tool and should sit outside the Plan as guidance regarding best practice design outcomes. Seeks that any specific design guideline be relocated within a specific rule, matter of discretion or assessment criterion. Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment. Notes that reference to design guidance that is regulated by another Council removes the ability for Council to adapt the guidance to reflect best practice and the planned built environment for the local urban environment of Napier City.	Delete reference to Design Guidelines in the District Plan	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Rules Table	Alec Duncan	288.58	Amend	<p>Fire and Emergency requires the ability to construct and operate emergency service facilities (i.e., fire stations) in locations which will enable reasonable response times to fire and other emergencies. This means new fire stations may be necessary in any zone across the district in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations.</p> <p>Fire and Emergency notes that the effects of a fire station can be largely anticipated and, in the most part, do not differ to the effects of many activities that may be anticipated through rural and urban environments.</p> <p>Fire and Emergency requests that emergency service facilities are provided for as permitted activities in the larger, more extensive zones of the district to recognise the critical importance of emergency services to communities. In providing for emergency service facility as a permitted activity would mean that emergency service facilities would be controlled by the subsequent performance standards of each zone (such as height, height in relation to boundary, front yards, building coverage requirements).and the other relevant performance standards in other chapters (i.e., transport) to ensure that any effects are appropriately managed.</p>	<p>Include new permitted activity as follows:</p> <p><u>xxx-Rx: Emergency service facilities</u> <u>Activity status: Permitted</u></p> <p>Or</p> <p>To similar effect</p> <p>And</p> <p>any other consequential amendments required to give effect to this new standard</p>	Open Submission

GRZ - General Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Alec Duncan	288.76	Amend	<p>Fire and Emergency's main area of concern is the provision of a water supply and access to this supply which will enable Fire and Emergency to operate effectively and efficiently to save lives and property in the event of a fire. This is best achieved through compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ 4509:2008.</p> <p>SNZ 4509:2008 sets out minimum water supply requirements required for firefighting water supply to both reticulated and non-reticulated areas. Where a development is unable to connect to the reticulated network, or the reticulated network has insufficient capacity and/or pressure, an alternative firefighting water source is required by Fire and Emergency. This could be from a dedicated firefighting water supply tank.</p> <p>Fire and Emergency notes that the subdivision chapter includes rules and standards applying to subdivision. Therefore, activities that do not require subdivision will not be subject to the servicing standards within, including SUB-S14 that applies to the subdivision of new lots only and requires a firefighting water supply.</p> <p>A new standard is therefore requested in all zones of which development of new buildings are enabled to ensure that new development is provided with a water supply suitable for firefighting purposes.</p> <p>In relation to new standard XXX-SX(1), it is expected that all reticulated water supply networks (whether private or public) will be fully compliant with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 as required by the Code of Practice for Land Development and</p>	<p>Seeks to include a new performance standard as follows: XXX-SX: Firefighting water supply 1. All new developments must be connected to a public reticulated water supply, where one is available. 2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory firefighting water supply can be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Matter of discretion: 1. The extent of consistency with the requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Or To similar effect. And any other consequential amendments required to give effect to this new standard.</p>	Open Submission
GRZ - General Residential Zone /Objectives /GRZ-O5: Sustainable design and infrastructure	Alec Duncan	288.103	Support	<p>Fire and Emergency supports GRZ-O5 insofar that it requires public health and environmental wellbeing be maintained through the appropriate provision of infrastructure. This would include firefighting water supply and access for Fire and Emergency operations.</p>	Retain as notified.	Open Submission
GRZ - General Residential Zone /Policies /GRZ-P6: Non-residential activities	Alec Duncan	288.104	Amend	<p>Seeks that emergency service facilities be provided for as a permitted activity. This should be supported by GRZ-P6 to acknowledge the important role of emergency services in the community.</p>	<p>Amend as follows: GRZ-P6: Non-residential activities Limit non-residential activities in the zone to: a. prioritise the efficient use of the zone for residential activities; b. minimise the effects on the vitality of centre zones, and c. minimise effects on residential amenity, <u>and</u> d. <u>those that provide for the health, safety and wellbeing of the community.</u></p>	Open Submission
GRZ - General Residential Zone /Policies /GRZ-P7: Sustainable design and infrastructure	Alec Duncan	288.105	Support	<p>Supports GRZ-P7 insofar that it seeks to ensure sufficient infrastructure provision and/or mitigation measures to accommodate demand. This would include firefighting water supply and access for Fire and Emergency operations.</p>	Retain as notified.	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Alec Duncan	288.106	Amend	<p>Seeks the inclusion of a new matter of discretion to provide NCC the ability to consider the risk of non-compliance with GRZ-S3 on emergency service access. It is important that emergency service access suitable for Fire and Emergency personnel is provided at site boundaries, as well as provision for emergency egress by residents.</p>	<p>Add a new matter of discretion to GRZ-S3 as follows: x. <u>The ability for emergency services to safely and efficient access the site.</u></p>	Open Submission
GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table	Alec Duncan	288.107	Amend	<p>Seeks the inclusion of a new matter of discretion to provide NCC the ability to consider the risk of non-compliance with GRZ-S4 on emergency service access. It is important that emergency service access suitable for Fire and Emergency personnel is provided at site boundaries, as well as provision for emergency egress by residents.</p>	<p>Add a new matter of discretion to GRZ-S4 as follows: x. <u>The ability for emergency services to safely and efficient access the site.</u></p>	Open Submission