

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential /	Robert Bell	4.2	Oppose	Opposes HMRZ chapter and zone to ensure property owners have confidence in their purchase, which might be jeopardised by the potential for neighbours to build three-storey buildings. Submitter states the zoning and provisions could be applied to new subdivisions only alternatively.	To delete mapping and provisions related to the Medium Density Residential Zone [Inferred relief]	Open Submission
MRZ - Medium Density Residential Zone /Assessment criteria /MRZ-AC1: Residential units (MRZ-R1); Relocated buildings (MRZ-R5); Retirement village premises (MRZ-R6)	Syeda Narjis Khurram	6.1	Oppose	Considers rule should remain same for all zones not isolated for few areas	Seeks there be only one zone and rules regardless of medium low and high [density residential] zone categories [Inferred relief requested]	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Ann Webster	8.1	Oppose	Opposes 3-storey dwellings in medium and high density residential zones, as they are intrusive and will become ugly, harder to maintain, and enables overlooking of other residents	Seeks that any buildings in existing suburbs should not be any taller than 2 storey, and only permit 3 storey dwellings in new subdivisions where prospective purchasers know that is in the plan for the area	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S8: Fences and walls	Ben Marsden	10.1	Oppose	Opposes MRZ-S8 to protect privacy and safety of pets and children, which also have a greater impact on corner sections.	Seeks to maintain the existing fence height standards.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S8: Fences and walls	Denise Ockey	13.1	Oppose	The proposal set out for lower fences (1.2m) is not private or practical for owners with dogs. The 1.8m requirement makes it the more logical option but it is still not private! Requiring 50% of the height being a visible material, the only types of material that would be capable of being structurally strong at 50% of the height would require it to be made of metal. This is simply not affordable for homeowners who are scrambling to afford to pay their rates as it is.	Requiring fences of 1.8m high to have 25% of the fence to have open visibility.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S8: Fences and walls	Craig Double	16.1	Oppose	Opposes the change on the basis that it will impact the ability of people who only have outdoor living space at the front of their home to utilise that space fully as there will be little privacy. Alternative options such as hedges will take years to grow. Higher fences help with blocking lights at night and noise.	Keep the current standard in the Operative District Plan.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	Clare-Louise Gerbault	24.1	Amend	The submitter considers that MRZ provisions in areas such as Barker Road and Lowry Terrace will not necessarily manage amenity including a shortage of services.	Seeks that MRZ-O2: Community wellbeing is amended to reference consultation for multi-unit housing.  (Inferred decision requested)	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	Clare-Louise Gerbault	24.2	Amend	The submitter considers that the current drafting of MRZ-O4: Neighbourhood character and identity is inconsistent with Objective MRZ-O2. Nos. 3 and 5 Lowry Terrace as early State Houses have historic heritage values.	Seeks that MRZ-O4 is amended to delete reference to "low rise apartments" and "terraced housing".  Amend MRZ to exclude Nos. 3 and 5 Lowry Terrace from the application of Medium Density Residential Zone Standards.  (Inferred decision requested)	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P3: Quality living environments - adjoining sites	Clare-Louise Gerbault	24.3	Amend	The submitter considers that MRZ-P3: Quality living environments - adjoining sites should be amended to include reference to only single storey dwellings of three per section.	Seeks that MRZ-P3 include specific mention of "only single storey dwellings of three per section".	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S8: Fences and walls	Susan Dallas	25.3	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
MRZ - Medium Density Residential Zone /Objectives /MRZ-O1: Housing supply and diversity	Forster Carl	30.1	Oppose	The submitter opposes MRZ chapter provisions in areas such as Trinity Crescent.	Delete MRZ (Medium Density Residential Zone) Chapter as notified.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S8: Fences and walls	Natasha Duncan-Sutherland	31.3	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
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Jan Robertson	43.1	Oppose	Considers the MRZ will result in a loss of character, sunlight, privacy, social cohesion and increase noise and street parking.	Seeks deletion of MRZ-S1: Height and replacement with GRZ-S1: Height Standard.  (Inferred decision requested)	Open Submission

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MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential /	Andrea Logan	47.1	Oppose	The submitter considers that MRZ provisions in areas such as McDonald Street will not manage effects upon amenity, lack of parking and infrastructure with the new zoning not accounting for these factors.	Seeks that the MRZ (Medium Density Residential Zone) is not enabled in McDonald Street.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S8: Fences and walls	Julie Chambers	53.3	Oppose	Considers Standard MRZ-S8: Fences and walls height limits are too low and will lead to a loss of privacy.	Seeks deletion of Standard MRZ-S8: Fences and walls.  (Inferred decision requested)	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O5: Sustainable design and infrastructure	carol taggart	54.1	Oppose	Considers the MRZ in Vigor Brown St will result in a lack of sunlight, amenity and exacerbate the existing parking shortfall and drainage infrastructure deficit and is at odds with MRZ-O5: Sustainable design and infrastructure.	Seeks deletion of MRZ (Medium Density Residential Zone) from Vigor Brown St.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O5: Sustainable design and infrastructure	Iain Chisnell	55.1	Oppose	Considers the MRZ in King St PDP consultative and submission process is deficient. It will exacerbate parking, noise, amenity and the drainage infrastructure deficit and is contrary to MRZ-O5: Sustainable design and infrastructure.	Seeks deletion of MRZ from King St.	Open Submission
MRZ - Medium Density Residential Zone /General /General	David Penman	56.1	Oppose	Considers that increasing the density of dwellings and population in King Street, north of Meeanee Road, will create traffic congestion and vehicle noise, and little to no on-site parking for these proposed dwellings will clog up Elbourne and King Street given the chicanes and street width.	Seeks consideration of onsite parking provisions for any dwellings in King and Elbourne Streets. Seeks consideration of how an increased car population leaving King Street (north side) will affect traffic flows on Meeanee Road, especially at peak times. Seeks specific provision for parking of Council vehicles on King Street (at the well) just back from Meeanee Road.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	Sarah Zonneveld	59.1	Oppose	Opposes MRZ (Medium Density Residential Zone) provisions including MRZ-O4: Neighbourhood character and identity on McDonald Street. Considers that intensification will result in the loss of character / historic heritage housing, amenity and a lack of onsite parking will result in traffic effects and a lack of social cohesion	Seeks deletion of MRZ from McDonald Street and consideration instead of Historic Heritage Overlay status.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O5: Sustainable design and infrastructure	Sarah Zonneveld	59.2	Oppose	Opposes MRZ (Medium Density Residential Zone) provisions including MRZ-O5: Sustainable design and infrastructure at McDonald Street. Considers that intensification will result in the loss of character / historic heritage housing, amenity and a lack of onsite parking will result in traffic effects and a lack of social cohesion.	Seeks deletion of MRZ from McDonald Street and consideration instead of Historic Heritage Overlay status.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	Norm Zonneveld	60.1	Oppose	The submitter opposes MRZ (Medium Density Residential Zone) provisions including MRZ-O4: Neighbourhood character and identity at McDonald Street. Considers that intensification will result in the loss of character / historic heritage housing, amenity and a lack of onsite parking will result in traffic effects and a lack of social cohesion.	Seeks deletion of MRZ from McDonald Street and consideration instead of Historic Heritage Overlay status.	Open Submission
MRZ - Medium Density Residential Zone /General /General	Amanda Jackson	66.1	Amend	The submitter considers the MRZ (Medium Density Residential Zone) in McDonald Street could result in a loss of character through poor residential design.	Amend the MRZ chapter and resource consent process with consultation / notification of neighbouring owners and design guidance provisions ensuring that development responds to site context.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Lesley Blair	68.1	Oppose	Considers the MRZ (Medium Density Residential Zone) in Coverdale Street without consultation of affected properties will result in the MRZ-S1: Height limits standard that is too high and will adversely affect amenity for the street.	Seeks deletion of MRZ from Coverdale Street.  (Inferred decision requested)	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S5: Building coverage	Craig Chambers	69.1	Oppose	Considers the MRZ (Medium Density Residential Zone) intensification (including MRZ-S5: Building coverage standard) provisions in Kennedy Road, Onekawa will result in a loss of existing property values, exacerbate infrastructural deficits, and onsite parking.	Seeks deletion of MRZ from Kennedy Road, Onekawa.  (Inferred decision requested)	Open Submission

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MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential /General	Glen McLeod Anne McLeod	74.1	Amend	<p>considers that Taradale is not an appropriate location for densification for the following reasons:</p> <p>first priority for the council should be restoring the water issue completely and completely Cyclone Gabrielle restoration to ensure there are no further flood events</p> <p>Taradale has a significant number of vulnerable elderly, young children, with play centres and schools off Peddie St. Adding further housing will turn Peddie into a major through-way with non-stop traffic creating safety issues which should be a priority.</p> <p>Infrastructure is already at peak with traffic on Lee St, Meeanee Rd, and Guppy at capacity during peak travel times. There is no capacity for additional traffic.</p> <p>Community has had no input and will lose property value, privacy, sunlight, and community feel. This is unacceptable.</p> <p>Increased noise will negatively impact a reasonably peaceful area.</p>	seeks to amend to remove Taradale from medium density zone. focus intensification on areas such as Marewa, Maraenui, and Ahuriri instead. Build upwards on existing sites in Taradale CBD to create additional commercial space.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Jonathan Mumford	75.1	Oppose	<p>Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) at 1/1 Peddie Street, 50 D Puketapu Road, Taradale and Greenmeadows villages will result in a loss of neighbourhood character, sunlight, privacy, road reserve greenspace, business and commercial demand, poor residential design and a lack of social cohesion. MRZ Standards such as MRZ-S1 height limits are too high and will lead to an unreasonable standard of amenity with increased street parking, vehicle movements, congestion, pollution, impervious areas, noise, inadequate infrastructure, depopulation, natural hazard risk. Greenfield land should be used for development instead.</p>	Inferred relief sought to delete MRZ and HRZ provisions (including MRZ-S1: Height) from Taradale, Greenmeadows and Napier City and reconsider development locations.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S3: Front yards	Jonathan Mumford	75.3	Oppose	<p>Considers that in the MRZ, 1.5m front yard setbacks undermine street amenity and increase impervious areas.</p>	Inferred relief sought - Opposes MRZ-S3: Front yards as notified. No specific relief sought	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P4: Quality living environments - within the site	Jonathan Mumford	75.4	Oppose	<p>Opposes MRZ-P4: Quality living environments - within site and considers it unlikely to be feasible due to the preclusion of car parking requirements in the NPS-UD alongside residential intensification which will lead to increased demand for street parking, vehicle movements, congestion, pollution and traffic safety.</p>	Inferred relief sought to delete MRZ-P4 (Quality living environments - within the site) as notified. No specific relief sought	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O5: Sustainable design and infrastructure	Jonathan Mumford	75.5	Oppose	<p>Considers that existing ageing infrastructure is inadequate for intensification. Greenfield intensification is preferable to developing the existing suburbs of Taradale and Greenmeadows and gives residents choice.</p>	Inferred relief sought to delete MRZ-O5: Sustainable design and infrastructure as it is contrary to the MRZ intensification provisions that will result in a loss of public health and environmental wellbeing in Taradale, Greenmeadows and Napier City given the infrastructural deficit. Consider alternative locations instead.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Rick Neil Jamieson	77.2	Oppose	<p>Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) in Peddie Street and around Taradale, Greenmeadows will result in a loss of neighbourhood character, sunlight, privacy, Peddie Street property values and result in commercial building bulk and form typologies. MRZ Standards such as MRZ-S1 height limits are too high and will lead to an unreasonable standard of amenity with increased noise to 70db all night, street parking pressure and more vehicle movements.</p>	<p>Seeks that Peddie Street, Taradale and Greenmeadows are exempt from intensification in the MRZ and HRZ as notified.</p> <p>(Inferred relief requested)</p>	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O5: Sustainable design and infrastructure	Rick Neil Jamieson	77.3	Oppose	<p>Considers the MRZ (Medium Density Residential Zone) in Peddie Street and HRZ (High Density Residential Zone) around Taradale, Greenmeadows will result in a loss of neighbourhood character, sunlight, privacy, existing Peddie Street property values and result in commercial building typologies. MRZ-O5: Sustainable design and infrastructure is contrary to the MRZ intensification provisions that will result in an unreasonable standard of amenity with noise, street parking and vehicle movement increases.</p>	<p>Delete RZ-O5: Sustainable design and infrastructure as being contrary to the MRZ intensification provisions that will instead result in a loss of public health and environmental wellbeing in Peddie Street, Taradale and Greenmeadows.</p> <p>(Inferred relief requested)</p>	Open Submission

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MRZ - Medium Density Residential Zone /Objectives /MRZ-O3: Quality living environments	Rick Neil Jamieson	77.4	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) in Peddie Street, Taradale and Greenmeadows will result in a loss of neighbourhood character, sunlight, privacy, existing (No. 37) Peddie Street property value and result in commercial building typologies. MRZ and HRZ Objectives such as MRZ-O3: Quality living environments are inconsistent with an inferior standard of amenity arising from increases in noise, street parking and vehicle movements.	Seeks that Peddie Street, Taradale, Greenmeadows are deleted from MRZ and HRZ intensification as notified.  (Inferred relief requested)	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	Rick Neil Jamieson	77.6	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) around Peddie Street, Taradale, Greenmeadows will result in a loss of neighbourhood character, sunlight, privacy, existing (No. 37) Peddie Street property value and result in commercial building typologies. MRZ-O4: Neighbourhood character and identity is not achievable with MRZ intensification creating an unreasonable standard of amenity resulting from increased noise to 70dB all night, street parking and vehicle movements.	Seeks Peddie Street, Taradale, Greenmeadows deletion from intensification in the MRZ and HRZ as notified.  (Inferred relief requested)	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Rules Table /MRZ-R1A	Peter Grant	78.4	Amend	Amend objectives to incentivize developers to meet requirements for Universal Design for older residents. Consider enabling a greater site coverage where Universal Design Standards are met.	Amend objectives to incentivize developers to meet requirements for Universal Design for older residents. Consider enabling a greater site coverage where Universal Design Standards are met.	Open Submission
MRZ - Medium Density Residential Zone /Policies	Peter Grant	78.6	Amend	Supports safe and accessible parking areas in medium density developments.	Amend to explicitly include requirements for Mobility car and scooter parking	Open Submission
MRZ - Medium Density Residential Zone /Policies	Peter Grant	78.8	Amend	Supports enabling greater housing diversity to meet the needs of growing older populations, with choices near services and amenities. Considers the option for medium and high density zones dedicated for older people with communal areas. Considers choices needs to use Crime Prevention Through Safer Environmental Design principles for connection and safety. (Refer original submission for case study)	Amend policies to incentivize developers to meet requirements for Universal Design for older residents. Consider enabling a greater site coverage where Universal Design Standards are met.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S8: Fences and walls	Peter Grant	78.17	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.	Incorporate design guidelines to ensure utilisation of appropriate fence design and products.	Open Submission
MRZ - Medium Density Residential Zone /Issues	Matthew Morley	82.1	Amend	Opposes the zoning of 156 Gloucester Street, Taradale (Taradale RSA) as Medium Density Residential Zone (MDRZ). Instead seeks the property is zoned Neighbourhood Centre Zone (NCZ) to better reflect the existing land uses.	Seeks to amend the zone of 156 Gloucester Street, Taradale (Taradale RSA) to Neighbourhood Centre Zone (NCZ)	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Karen Shields	86.1	Oppose	Opposes the inclusion of Kennedy Road and Onekawa as a Medium Density Residential Zone and lack of minimum parking requirement due to the impact on parking and traffic congestion. Also considers the negative impact on the character of the suburb, sunlight, and privacy.	Delete Medium Density Zones in the suburbs of Marewa, Onekawa, and Pirimai.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Odette Charlotte Potgieter Henry George Potgieter	90.1	Oppose	Considers the MRZ (Medium Density Residential Zone) in Peddie Street and HRZ (High Density Residential Zone) around Taradale will result in a loss of neighbourhood character, sunlight, privacy, existing property values, historic heritage (original farmhouses at the top of Peddie Street, Art Deco houses at 2, 38c, 42 Peddie Street), lower special needs accessibility and result in commercial building typologies. MRZ and HRZ Standards such as MRZ-S1, HRZ-S1 height limits are too high and together with a lack of carparking and 1.5m front yard setbacks will lead to an unreasonable standard of amenity with noise, street parking, vehicle movement, congestion, emissions, infrastructure deficits, animal overcrowding, loss of greenspace, increased natural hazards risk.	Seeks consultation with residents and that Peddie Street and Taradale are exempt from intensification in the MRZ and HRZ as notified.	Open Submission

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MRZ - Medium Density Residential Zone /Objectives /MRZ-O3: Quality living environments	Odette Charlotte Potgieter Henry George Potgieter	90.4	Oppose	Considers the MRZ (Medium Density Residential Zone) in Peddie Street and HRZ (High Density Residential Zone) around Taradale will result in a loss of neighbourhood character, sunlight, privacy, existing No. 40A Peddie Street property value and result in commercial building typologies. MRZ and HRZ Objectives such as MRZ-O3: Quality living environments are inconsistent with a lack of carparking and 1.5m front yard setbacks that will lead to an unreasonable standard of amenity with noise, street parking, vehicle movement, congestion, exacerbating infrastructure deficits and loss of greenspace in road reserves and properties.	Seeks consultation with residents and that Peddie Street and Taradale are exempt from intensification in the MRZ and HRZ as notified.  (Inferred decision requested)	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	Odette Charlotte Potgieter Henry George Potgieter	90.6	Oppose	Considers the MRZ (Medium Density Residential Zone) in Peddie Street and HRZ (High Density Residential Zone) around Taradale will result in a loss of neighbourhood character, sunlight, privacy, existing No. 40A Peddie Street property value and result in commercial building typologies. MRZ-O4: Neighbourhood character and identity is inconsistent with MRZ intensification resultant lack of carparking and 1.5m front yard setbacks that will lead to an unreasonable standard of amenity with noise, street parking, vehicle movement, congestion, exacerbating infrastructure deficits and loss of greenspace in road reserves and individual properties.	Seeks consultation with residents and that Peddie Street and Taradale are exempt from intensification in the MRZ and HRZ as notified.  (Inferred relief sought)	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	Odette Charlotte Potgieter Henry George Potgieter	90.7	Oppose	Considers the MRZ (Medium Density Residential Zone) in Peddie Street and HRZ (High Density Residential Zone) around Taradale will result in a loss of accessibility to essential services. MRZ-O2: Community wellbeing is inconsistent with MRZ intensification resultant lack of carparking, inadequate public transport, increased vehicle movement, special needs and different individual accessibility and familial requirements. It risks community wellbeing through the loss of neighbourhood character and amenity.		Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Rosemary Anne Kirby Gregory John Kirby	91.2	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) in Peddie Street and around Taradale will result in a loss of neighbourhood character, sunlight, privacy, Peddie Street property values and result in commercial building typologies. MRZ Standards such as MRZ-S1 height limits are too high and will lead to an unreasonable standard of amenity with increased noise to 70db all night, street parking and vehicle movements.	Seeks consultation with residents and that Taradale is exempt from intensification in the MRZ as notified.(Inferred decision requested)	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	Rosemary Anne Kirby Gregory John Kirby	91.3	Oppose	Considers the MRZ (Medium Density Residential Zone) in Peddie Street and HRZ (High Density Residential Zone) around Taradale will result in a loss of neighbourhood character, sunlight, privacy, existing Peddie Street property value and result in commercial building typologies. MRZ-O4: Neighbourhood character and identity is contrary to MRZ intensification provisions and an unreasonable standard of amenity with noise, street parking and vehicle movement increases.	Seeks consultation with residents and that Taradale is exempt from intensification in the MRZ and HRZ as notified.  (Inferred decision requested)	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Ross Dobbie Eileen Dobbie	92.2	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) in Peddie Street, Taradale and Greenmeadows will result in a loss of neighbourhood character, sunlight, privacy, Peddie Street property values and result in commercial building typologies. MRZ Standards such as MRZ-S1 height limits are too high and will lead to an unreasonable standard of amenity with increased noise to 70db all night, street parking and vehicle movements. Greenfield land should be used for development instead.	Seeks consultation with residents and that MRZ and HRZ provisions are deleted from Peddie Street, Taradale and Greenmeadows.  (Inferred decision requested)	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	Ross Dobbie Eileen Dobbie	92.3	Oppose	Considers the MRZ (Medium Density Residential Zone) in Peddie Street and HRZ (High Density Residential Zone) around Taradale, Greenmeadows will result in a loss of neighbourhood character, sunlight, privacy, existing Peddie Street property values and result in commercial building typologies. MRZ-O4: Neighbourhood character and identity is contrary to MRZ intensification provisions and will result in an unreasonable standard of amenity with noise, street parking and vehicle movement increases. Develop vacant greenfield land instead.	Seeks consultation with residents and that Peddie Street, Taradale, Greenmeadows are exempt from intensification in the MRZ and HRZ as notified.  (Inferred decision requested)	Open Submission



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MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Ross Dobbie Eileen Dobbie	93.2	Oppose	Considers the MRZ (High Density Residential Zone) and HRZ (High Density Residential Zone) in Peddie Street, Taradale and Greenmeadows will result in a loss of neighbourhood character, sunlight, privacy, Peddie Street property values and result in commercial building typologies. MRZ Standards such as MRZ-S1 height limits are too high and will lead to an unreasonable standard of amenity with increased noise to 70db all night, street parking and vehicle movements. Greenfield land should be used for development instead.		Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	Ross Dobbie Eileen Dobbie	93.3	Oppose	Considers the MRZ (Medium Density Residential Zone) in Peddie Street and HRZ (High Density Residential Zone) around Taradale, Greenmeadows will result in a loss of neighbourhood character, sunlight, privacy, existing Peddie Street property values and result in commercial building typologies. MRZ-O4: Neighbourhood character and identity is contrary to MRZ intensification provisions and will result in an unreasonable standard of amenity with noise, street parking and vehicle movement increases. Develop vacant greenfield land instead.	Seeks consultation with residents and that Peddie Street, Taradale, Greenmeadows are exempt from intensification in the MRZ and HRZ as notified  (Inferred decision requested)	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Cameron David Marett	98.2	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) in Peddie Street and Taradale will result in a loss of neighbourhood character, sunlight, privacy, Peddie Street property values and result in commercial building typologies. MRZ Standards such as MRZ-S1 height limits are too high and will lead to an unreasonable standard of amenity with increased noise to 70db all night, no carparking requirements and vehicle movements resulting in congestion and disruption to the transport hierarchy.	Seeks that MRZ and HRZ provisions are deleted in their entirety from Peddie Street and Taradale.  (Inferred decision requested)	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P6: Non-residential activities	Cameron David Marett	98.3	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) in Peddie Street and Taradale will result in a loss of neighbourhood character, sunlight, privacy and existing Peddie Street property values. MRZ-P6: Non-residential activities limiting is contrary to MRZ intensification that will result in an unreasonable standard of amenity with commercial building typologies.	Delete MRZ and HRZ in its entirety in Peddie Street and Taradale including MRZ-P6: Non-residential activities provisions.  (Inferred decision requested)	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O3: Quality living environments	Cameron David Marett	98.4	Oppose	Considers the MRZ (Medium Density Residential Zone) in Peddie Street and HRZ (High Density Residential Zone) around Taradale will result in a loss of neighbourhood character, sunlight, privacy, depreciation of the existing No. 32 Peddie Street property value and result in commercial building typologies. MRZ and HRZ Objectives such as MRZ-O3: Quality living environments are inconsistent with a lack of carparking that will lead to an unreasonable standard of amenity with noise, street parking (given there is no allowance for intensification), vehicle movements, congestion and exacerbation of ageing infrastructure deficits.	Seeks that Peddie Street and Taradale are exempt from intensification in the MRZ and HRZ as notified.  (Inferred decision requested)	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O3: Quality living environments	Cameron David Marett	98.5	Oppose	Considers the MRZ (Medium Density Residential Zone) in Peddie Street and HRZ (High Density Residential Zone) around Taradale will result in a loss of neighbourhood character, existing No. 32 Peddie Street property value and result in commercial building typologies. MRZ and HRZ Objectives such as MRZ-O3: Quality living environments are inconsistent with a lack of reduced sunlight and privacy that will lead to an unreasonable standard of amenity together with noise, street parking, vehicle movement, congestion, exacerbating historical infrastructure deficits.	Delete MRZ and HRZ provisions in their entirety from Peddie Street and Taradale.  (Inferred decision requested)	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	Cameron David Marett	98.8	Oppose	Considers the MRZ (Medium Density Residential Zone) in Peddie Street and HRZ (High Density Residential Zone) around Taradale will result in an unreasonable standard of amenity with noise, street parking, vehicle movement increases, deficient infrastructure, loss of privacy, and resultant commercial building typologies. MRZ-O4: Neighbourhood character and identity is contrary to the MRZ intensification provisions and will result in a loss of neighbourhood character and existing 32 Peddie Street property value.	Seeks deletion of MRZ and HRZ from Peddie Street and Taradale.  (Inferred decision requested)	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /Objectives /MRZ-O5: Sustainable design and infrastructure	Cameron David Marett	98.9	Oppose	Considers the MRZ (Medium Density Residential Zone) in Peddie Street and HRZ (High Density Residential Zone) around Taradale will result in an unreasonable standard of amenity with noise, street parking, vehicle movement increases and resultant commercial building typologies. MRZ-O5: Sustainable design and infrastructure is contrary to the MRZ intensification provisions that will result in a loss of public health and environmental wellbeing given the infrastructural deficit.	Seeks deletion of Peddie Street and Taradale from MRZ and HRZ intensification as notified.  (Inferred decision requested)	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential /	Kevan Rasell	100.1	Oppose	Opposes MRZ intensification at 2A Harpham Street, Taradale that would enable multi-unit three storey housing on a neighbouring property creating shading for winter solar gains and privacy issues. Considers that there would be significant costs related to intensification including a lack of notification of neighbouring properties that should be addressed by Council.	Seeks that consultation / notification of multi-unit developments is required for neighbouring properties to enable design input.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /	Summerset Group Holdings Limited Summerset Group Holdings Limited	103.7	Amend	Considers that the objectives 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.Considers that the provisions fail to appropriately distinguish and recognise the functional and operational attributes of retirement villages.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.	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
MRZ - Medium Density Residential Zone /Policies /	Summerset Group Holdings Limited Summerset Group Holdings Limited	103.8	Amend	Considers that the policies 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. Considers that the provisions fail to appropriately distinguish and recognise the functional and operational attributes of retirement villages. 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.	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
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Rules Table /MRZ-R6: Retirement village premises	Summerset Group Holdings Limited Summerset Group Holdings Limited	103.9	Amend	supports the restricted discretionary activity classification for 'Retirement village premises' in the Medium Density Residential Zone.	Amend to clarify, seperate and focus matters of discretion on the effects of retirement villages considering the efficient use of large sites in meeting the needs of retirement villages in effects assessments  Seeks retirement village activities are precluded from being notified on a public or limited basis.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /	Summerset Group Holdings Limited Summerset Group Holdings Limited	103.10	Amend	Considers the proposed standards inappropriate for residential villages considering the provision of communal amenities.  <ul style="list-style-type: none"> <li>• Residential outlook space;</li> <li>• Minimum residential unit size;</li> <li>• Outdoor living space;</li> <li>• Windows to the street;</li> <li>• Landscaped area;</li> <li>• Maximum building length.</li> </ul>	Seeks deletion of application of the following standards for retirement villages <ul style="list-style-type: none"> <li>• <del>Residential outlook space;</del></li> <li>• <del>Minimum residential unit size;</del></li> <li>• <del>Outdoor living space;</del></li> <li>• <del>Windows to the street;</del></li> <li>• <del>Landscaped area;</del></li> <li>• <del>Maximum building length.</del></li> </ul> 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 os standard residential dwelling.	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /Assessment criteria /MRZ-AC1: Residential units (MRZ-R1); Relocated buildings (MRZ-R5); Retirement village premises (MRZ-R6)	Summerset Group Holdings Limited Summerset Group Holdings Limited	103.11	Amend	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	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.	Open Submission
MRZ - Medium Density Residential Zone /Issues /	Summerset Group Holdings Limited Summerset Group Holdings Limited	103.12	Amend	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. 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. Refer to original submission for full reasons in attachment	No specific relief stated. Refer to original submission for full reasons in attachment	Open Submission
MRZ - Medium Density Residential Zone /Introduction /	Summerset Group Holdings Limited Summerset Group Holdings Limited	103.14	Amend	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 .  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.	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].  Refer to full submission attachment for reasons	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Rules Table /MRZ-R1: Residential units and residential activity	Andrea Millar	105.12	Support	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.	Retain permitted activity rule MRZ-R1 applying to "residential units" and "residential activity" in the Medium Density Residential Zone.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Lynette Harris	106.2	Amend	Submitter objects to the proposed changes in the PDP. Submitter was born in Napier and has lived on Peddie Street for many years, is a pensioner who has made alterations to their home and enjoys living in the quiet peaceful and safe area.  Objects to, 19.5m high apartment blocks being built in Taradale and Greenmeadows, 12m high apartment blocks being built in Taradale and Greenmeadows, Commercial buildings being built in Taradale and Greenmeadows, No allowance for off street parking, Reduced privacy and sunlight, Increased vehicle movement, Increased noise to 70db all night; and The loss of neighbourhood character.  Submitter is stressed about their future and believes it is unnecessary as vacant land exists in Napier.	Considers plans unnecessary.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Lilian Sandra Winnie	107.2	Oppose	Opposes building height of 12m in Taradale.	No specific relief sought. Seeking amendment for a reduction in building height limited [Inferred].	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P6: Non-residential activities	Lilian Sandra Winnie	107.3	Oppose	Opposes commercial buildings being constructed in the Medium Density Residential Zone of Taradale.	No specific relief sought. Seeks to retain the non-complying activity status for non-residential activities in the Medium Density Residential Zone of Taradale [Inferred].	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	Lilian Sandra Winnie	107.5	Oppose	Opposes this objective for seeking multi-storied units in Taradale.	No specific relief sought. Seeks amendment to the objective to discourage multi-unit development in Taradale. [inferred]	Open Submission



# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S3: Front yards	Lilian Sandra Winnie	107.6	Oppose	Opposes 1.5m front yard setbacks for the reason of loss of green corridors along roads within private property.	No specific relief sought. Seeks an amendment to increase the required the front yard setback. [inferred]	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S2: Height in relation to boundary	Lilian Sandra Winnie	107.9	Oppose	Opposes the proposed height in relation to boundary standards on the proviso that these standards will reduce privacy and sunlight on neighbouring properties.	No specific relief sought. Seeks amendment to height in relation to boundary standards to reduce shading on neighbouring properties (Inferred)	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Cameron David Marett	111.2	Oppose	Opposes the maximum height of 12m in the Medium Density Residential Zone in Taradale	No specific relief sought. Seeking amendment for a reduction in building height limited [Inferred].	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P6: Non-residential activities	Cameron David Marett	111.3	Oppose	Opposes commercial buildings being constructed in the Medium Density Residential Zone of Taradale.	No specific relief sought. Seeks to retain the non-complying activity status for non-residential activities in the Medium Density Residential Zone of Taradale [Inferred].	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	Cameron David Marett	111.6	Oppose	Opposes this objective for seeking multi-storied units in Taradale.	No specific relief sought. Seeks amendment to the objective to discourage multi-unit development in Taradale. [inferred]	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O5: Sustainable design and infrastructure	Cameron David Marett	111.7	Oppose	Opposes the objective in whole for the reasons outlined in the submission.	Delete objective [inferred]	Open Submission
MRZ - Medium Density Residential Zone /Policies /	Lawrence and Kerryn Yule	112.3	Amend	Considers that NCC should reflect the changes in Government and the announced Policy position that MRZ rules are to become voluntary and will be replaced with a requirement to zone 30 years of housing as an alternative. The low-lying nature of Napier and exposure to natural hazards means future expansion should be on the Western Hill rather than large urban areas being intensified.	Amend the MRZ to be voluntary.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	Leighton Taylor	113.1	Oppose	Oppose the Proposed Napier District Plan (PDP) Medium Density Residential Zone also known as Medium Density Zone (MDZ / MRZ) change in Onekawa and Pirimai to protect historical significance, Onekawa North Plantation Reserve, loss of privacy, shade, visual impact, vehicle movements, current noise levels, neighbourhood character and more. Consider the need to account for Natural Hazards and liquefaction in low-lying areas, new Central government priorities, the implementation of Medium Density Residential Standards and existing opposition, and that neighbouring land owners should be notified.(Refer to original submission for further details.)	Delete the Medium Density Residential Zone also known as Medium Density Zone (MDZ / MRZ) change in Onekawa and Pirimai.	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P5: Urban character	Philip Leake	116.2	Oppose	Oppose medium and high density housing in Napier South and 6 storey residential housing on Winifred Street, considering impacts to privacy, shade, safety and parking.	Retain current general residential settings of 1-2 storey's in Napier South and keep large areas of Bungalows and Villas in tact.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S2: Height in relation to boundary	Angela Free	118.1	Oppose	The submitter considers that the average width between nos. 399-531 Marine Parade (less the 1m side boundary) is 8.12m which means that the maximum width for a second storey would be no more than 6m which is considered impractical.	Seeks that a 7.5m vertical height is instead provided before the recession plane starts as MRZ-S2: Height in relation to boundary will not achieve the MRZ Objectives and Policies.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S3: Front yards	Angela Free	118.2	Oppose	Considers that there should be no additional 0.5m front boundary set-back Standard (compared to the current 1m) as it is not the most appropriate way to achieve the MRZ objectives.	Delete MRZ-S3: Front yards as notified.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S8: Fences and walls	Angela Free	118.3	Oppose	The submitter opposes MRZ-S8: Fences and walls as unnecessary and the height too low with design as opposed to height and visual permeability playing a more significant role.	Delete MRZ-S8: Fences and walls as notified. Instead landowners should be able to choose 1.8m height and 25% visual transparency together with Council produced design guides.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S5: Building coverage	Angela Free	118.4	Oppose	Considers that Building Coverage of 50% is too restrictive and inefficient. Design and local greenspace context is more relevant with Marine Parade founded on pea metal (crushed rock) resulting in very effective stormwater absorption.	Opposes MRZ-S5: Building coverage as notified. Instead where within 100m of a large area of greenspace, the standard should be relaxed to 75%.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S7: Landscaped area	Angela Free	118.5	Oppose	The submitter opposes a random 20% Landscaped area figure as not being the most appropriate way to achieve the MRZ Objectives. Greenspace can occur at any height on a property including roof top gardens.	Delete MRZ-S7: Landscaped area as notified. Instead allow the 20% Landscaped area to be achieved at any height on a property through a mix of ground floor, first floor or rooftop patio.	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Rules Table /MRZ-R1: Residential units and residential activity	Kate Graham	119.3	Amend	<p>Amend Rule MRZ-R1A to the match the equivalent permitted activity rule in the General Residential zone (GRZ-R1A) - one residential unit per site and include a new permitted activity rule (MRZ-R1B) which permits minor residential units in the Medium Density Residential zone with the same wording as GRZ-R3A. The reason for this requested amendment to MRZ-R1A and the addition of MRZ-R1B is the proposed high density zone currently comprises existing development – all new development in the Medium Density Residential zone is infill or brown fields development.</p> <p>Submits that existing residents should be able to build a minor dwelling – i.e. a granny flat on their existing properties as a permitted activity. As our population changes different types of brownfield development / growth will be required – this will include increasing multi generational living. By not allowing minor dwellings as a permitted activity within the Medium Density Residential zone multi generational living will be unachievable.</p>	<p>Amend Rule MRZ-R1A as follows:</p> <p>one residential unit per site.</p> <p><del>Note: Minor residential units are considered standard residential units subject to this rule within the Medium Density Residential Zone.</del></p> <p>and include a new permitted activity rule (MRZ-R1B - minor residential units) which reads:</p> <p><u>"Activity Status: Permitted</u></p> <p><u>Where:</u></p> <p><u>One minor residential unit per site, and</u></p> <p><u>1. The gross floor area of the unit does not exceed 80m<sup>2</sup>."</u></p>	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Shirley Rosina Carrington	121.5	Oppose	<p>Considers the HRZ (High Density Residential Zone) and MRZ (Medium Density Residential Zone) in Peddie Street and around Taradale will result in a loss of neighbourhood character, depreciation of their existing No. 5 Peddie Street property value and result in commercial building typologies. MRZ Standards such as MRZ-S1 height limits are too high and will lead to an unreasonable standard of amenity with a loss of sunlight and privacy, increased street parking, vehicle movements, foot traffic, congestion, noise, inadequate infrastructure and the loss of openness.</p>	<p>Delete MRZ and HRZ provisions (including MRZ-S1: Height) from Peddie Street and Taradale as notified.(Inferred relief requested)</p>	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	Shirley Rosina Carrington	121.8		<p>Considers the HRZ (High Density Residential Zone) and MRZ (Medium Density Residential Zone) in Peddie Street and around Taradale will result in a loss of neighbourhood character, sunlight, privacy, depreciation of the existing No. 5 Peddie Street property value and result in commercial building typologies. Objective MRZ-O2: Community wellbeing is inconsistent with a lack of personal safety, social wellbeing, connectivity, inequality, carparking that will lead to an unreasonable standard of amenity with noise, street parking (given there is no allowance for intensification), vehicle movements, foot traffic, congestion and exacerbation of existing infrastructural deficits.</p>	<p>Seeks Peddie Street and Taradale are exempt from intensification in the HRZ and MRZ as notified.</p> <p>(Inferred relief requested)</p>	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	Edward Robert Woolman	122.1	Oppose	<p>Considers the HRZ (High Density Residential Zone) and MRZ (Medium Density Residential Zone) in Elbourne Street and around Taradale will result in a loss of neighbourhood character, trees, sunlight, privacy, greenspace, birdlife and sense of community. Objective MRZ-O2: Community wellbeing is inconsistent with the social mental and physical impacts upon residents (many of whom are pensioners) arising from an unreasonable standard of amenity due to the proposed intensification with increased density, population, noise, street parking pressure, congestion and people movements, wind and anti-social behaviour.</p>	<p>Seeks that Elbourne Street and Taradale are exempt from all intensification provisions (including Objective MRZ-O2: Community wellbeing) in the MRZ and HRZ as notified.</p> <p>(Inferred relief requested)</p>	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O3: Quality living environments	Edward Robert Woolman	122.3		<p>Considers the HRZ (High Density Residential Zone) and MRZ (Medium Density Residential Zone) in Elbourne Street and around Taradale is inconsistent with Objective MRZ-O3: Quality living environments and the social mental and physical impacts upon local residents (many of whom are pensioners) arising from the loss of amenity and open space arising from an unreasonable standard of amenity due to the proposed intensification that will result in the loss of trees, sunlight, greenspace and birdlife (nature).</p>	<p>Delete MRZ and HRZ incompatible provisions (including MRZ-O3: Quality living environments) from Elbourne Street and around Taradale.</p> <p>(Inferred relief requested)</p>	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	Janet Anne Neill Abby Olivia Neill	127.1	Amend	Strongly object to the high and medium density residential zoning for King Street area. Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) for the Taradale area including King Street. Submitter has concerns of flooding (due to currently experienced inability for stormwater drains to not cope during high rainfall events) noise, privacy, parking, traffic, loss of nature, and a loss of community. Considers these will impact the wellbeing of the community.	Relief Sought is not included, however it is inferred that the submitter seeks to have the area of Taradale around King Street reverted back to a General Residential Zone (not MRZ or HRZ).	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	Janet Anne Neill Abby Olivia Neill	127.1	Amend	Strongly object to the high and medium density residential zoning for King Street area. Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) for the Taradale area including King Street. Submitter has concerns of flooding (due to currently experienced inability for stormwater drains to not cope during high rainfall events) noise, privacy, parking, traffic, loss of nature, and a loss of community. Considers these will impact the wellbeing of the community.	Relief Sought is not included, however it is inferred that the submitter seeks to have the area of Taradale around King Street reverted back to a General Residential Zone (not MRZ or HRZ).	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O5: Sustainable design and infrastructure	Janet Anne Neill Abby Olivia Neill	127.2	Amend	Amend High Density Residential (HRZ) and Medium Density Residential (MRZ) for Taradale, particularly King Street. Submitter is opposed due to social impacts, on both health and well-being of residents. Is concerned about impacts on flooding, stormwater, noise, traffic, parking, green spaces, sunlight, privacy and loss of community. Particularly worried about risk of increased flooding, due to previous events in 2020 and 2023, considers the infrastructure doesn't seem to manage under pressure.	Relief Sought is not included, however it is inferred that the submitter seeks to have the area of Taradale around King Street reverted back to a General Residential Zone (not MRZ or HRZ).	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O5: Sustainable design and infrastructure	Janet Anne Neill Abby Olivia Neill	127.2	Amend	Amend High Density Residential (HRZ) and Medium Density Residential (MRZ) for Taradale, particularly King Street. Submitter is opposed due to social impacts, on both health and well-being of residents. Is concerned about impacts on flooding, stormwater, noise, traffic, parking, green spaces, sunlight, privacy and loss of community. Particularly worried about risk of increased flooding, due to previous events in 2020 and 2023, considers the infrastructure doesn't seem to manage under pressure.	Relief Sought is not included, however it is inferred that the submitter seeks to have the area of Taradale around King Street reverted back to a General Residential Zone (not MRZ or HRZ).	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	Janet Anne Neill Abby Olivia Neill	127.3	Amend	Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) particularly in the Taradale area including King Street. Submitter has concerns of noise, privacy, parking, traffic, loss of nature, and a loss of community. Considers HRZ and MRZ will create a loss of nature, character, sunlight, privacy and community which will impact the wellbeing of residents.	Relief Sought is not included, however it is inferred that the submitter seeks to have the area of Taradale around King Street reverted back to a General Residential Zone (not MRZ or HRZ).	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	Janet Anne Neill Abby Olivia Neill	127.3	Amend	Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) particularly in the Taradale area including King Street. Submitter has concerns of noise, privacy, parking, traffic, loss of nature, and a loss of community. Considers HRZ and MRZ will create a loss of nature, character, sunlight, privacy and community which will impact the wellbeing of residents.	Relief Sought is not included, however it is inferred that the submitter seeks to have the area of Taradale around King Street reverted back to a General Residential Zone (not MRZ or HRZ).	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	Sandra Esther Wilson	129.5	Amend	Amend High Density Residential (HRZ) and Medium Density Residential (MRZ) for Taradale, particularly Elbourne Street. Submitter is opposed due to social impacts, on both health and well-being of residents. Considers impacts on noise, traffic, loss of green spaces, birdlife, character, sunlight, privacy, community, parking, anti-social behaviour, wind issues and the value of properties.	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential /General	Kim Hunter	130.2	Oppose	Considers the MRZ (Medium Density Residential Zone) at 9A Peddie Street, Taradale will result in a loss of neighbourhood character, sunlight, privacy, outlook, anticipatory decreased house values and a lack of personal safety. HRZ height limits for 6 storey apartments are too high and will lead to an unreasonable standard of amenity with increased street parking, noise, vehicle movements and congestion. The submission process should be extended and simplified.	Delete HRZ and MRZ in their entirety for existing neighbourhoods and reconsider greenfield development locations with appropriate infrastructure.	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	Andrea Furness	132.1	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) in Elbourne Street, Taradale will result in a loss of neighbourhood character, sunlight, privacy and sense of community. Objective MRZ-O2: Community wellbeing is inconsistent with the social mental and physical impacts upon residents (many of whom are pensioners) arising from an unreasonable standard of amenity due to the proposed intensification with increased density, population, noise, street parking pressure, congestion, natural hazards, wastewater and stormwater infrastructural deficits, social services pressure and anti-social behaviour.	Delete MRZ and HRZ provisions from Elbourne Street, Taradale.  (Inferred relief requested)	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	Andrea Furness	132.2	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) in Elbourne Street, Taradale will result in a loss of sunlight, privacy and a sense of community. Objective MRZ-O4: Neighbourhood character and identity is inconsistent with the loss of neighbourhood character, loss of greenspace and birdlife that will ensue. There will also be social mental and physical impacts upon residents (many of whom are pensioners) arising from an unreasonable standard of amenity due to the proposed intensification with increased density, population, noise, street parking pressure, congestion, natural hazards, wastewater and stormwater infrastructural deficits, pressure on social services and higher rates of anti-social behaviour.	Seeks that Elbourne Street, Taradale are exempt from all intensification provisions (including Objective MRZ-O4: Neighbourhood character and identity) in the MRZ and HRZ as notified.  (Inferred relief requested)	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Andrea Furness	132.4	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) in Elbourne Street, Taradale will result in a loss of neighbourhood character and result in commercial multi-storey and low-rise apartments incongruous building typologies. MRZ Standards such as MRZ-S1 height limits are too high and will lead to an unreasonable standard of amenity with a loss of sunlight and privacy, increased street parking, vehicle movements, congestion, noise, inadequate infrastructure and the loss of greenspace and birdlife.	Delete MRZ and HRZ provisions (including MRZ-S1: Height) from Elbourne Street, Taradale.  (Inferred relief requested)	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Andrea Furness	132.6	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) in Elbourne Street, Taradale will result in a loss of neighbourhood character and result in multi-storey and low-rise apartments incongruous building typologies. MRZ Standards such as MRZ-S1 height limits are too high and will lead to an unreasonable standard of amenity with a loss of sunlight and privacy, increased street parking, vehicle movements, congestion and noise. There is already inadequate infrastructure in Elbourne Street that results in flooding with stormwater and wastewater left struggling to cope. Increased population will only exacerbate this.	Delete MRZ and HRZ provisions (including MRZ-S1: Height) from Elbourne Street, Taradale.  (Inferred relief requested)	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential /General	Deborah and Dennis Dinneen	133.1	Oppose	Considers the MRZ (Medium Density Residential Zone) at 79 McDonald Street, Napier South will result in a loss of neighbourhood character, sunlight, privacy, outlook and a lack of personal safety due to possible antisocial behaviour. Height limits for 2-3 storey dwellings are too high and having relocated previously to avoid this eventuality will lead to an unreasonable standard of amenity with increased street parking (given the added pressure of McLean Park events and rubbish), noise, vehicle movements and congestion. This part of Napier South was being examined as a heritage area.	Delete the MRZ provisions from McDonald Street, Napier South and maintain the existing zoning.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Deborah and Dennis Dinneen	133.2	Oppose	Considers the MRZ (Medium Density Residential Zone) at 79 McDonald Street, Napier South will result in a loss of neighbourhood character and heritage buildings and result in 2-3 storey building typologies instead which the submitters previously moved to get away from. MRZ Standards such as MRZ-S1 height limits are too high and will lead to an unreasonable standard of amenity with a loss of sunlight and privacy, increased street parking, vehicle movements, foot traffic, congestion, noise, inadequate infrastructure and the loss of openness.	Delete the MRZ provisions (including MRZ-S1: Height) from McDonald Street, Napier South and maintain the existing Operative Plan zoning.	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /Objectives /MRZ-03: Quality living environments	Deborah and Dennis Dinneen	133.3	Oppose	Considers the MRZ (Medium Density Residential Zone) in McDonald Street, Napier South is inconsistent with Objective MRZ-03: Quality living environments and the impacts upon the like-minded community / local residents appreciative of the heritage character area (including pensioners) from the loss of amenity and open space arising from an unreasonable standard of amenity due to 2-3 storey built intensification that will result in the loss of sun, privacy and block light and invade quietness.	Delete MRZ incompatible provisions (including MRZ-03: Quality living environments) from McDonald Street, Napier South.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-04: Neighbourhood character and identity	Deborah and Dennis Dinneen	133.6	Oppose	Considers the MRZ (Medium Density Residential Zone) in McDonald Street, Napier South is inconsistent with Objective MRZ-04: Neighbourhood character and identity and will instead result in an unreasonable standard of amenity with incompatible building bulk, location and form when compared with the existing street character that was being considered as a heritage area.	Delete MRZ incompatible provisions (including Objective MRZ-04: Neighbourhood character and identity) from McDonald Street, Napier South and instead maintain the Operative Plan status quo.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S2: Height in relation to boundary	Alison Francis	139.5	Amend	Considers that the Plan has limited control to manage shading with a Medium Density Residential Standard (MDRS) 45 degree recession plane measured 4m vertically above ground level and development along the northern boundaries of neighbouring properties likely to make properties to the south susceptible to shading without amendment.	Amend MRZ-S2: Height in relation to boundary Standard as follows: 1. Buildings and structures must not project beyond a 45 degree recession plane measured from a point 4m vertically above ground level along side and rear boundaries. <u>Except for boundaries facing the southern half of a compass, where the buildings and structures must not project beyond a 45 degree recession plane measured from a point 3m above ground level.</u>	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-02: Community wellbeing	Robina Anne Tipiwai	141.1	Amend	Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) for the Taradale area including Elbourne Street. Submitter has concerns of noise, privacy, parking, traffic, loss of nature, and a loss of community. Considers these will impact the wellbeing of the community.	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-04: Neighbourhood character and identity	Robina Anne Tipiwai	141.2	Amend	Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) particularly in the Taradale area including Elbourne Street. Submitter has concerns of noise, privacy, parking, traffic, loss of nature, and a loss of community. Considers HRZ and MRZ will create a loss of nature, character, sunlight, privacy and community which will impact the wellbeing of residents.	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-03: Quality living environments	Robina Anne Tipiwai	141.4	Amend	Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) for the Taradale area including Elbourne Street. Submitter has concerns of noise, privacy, parking, traffic, loss of nature, and a loss of community.	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Rules Table /MRZ-R1: Residential units and residential activity	Pip Beachen	142.6	Support	Supports the retention of a Restricted Discretionary Activity Status where activity conditions are not met. Supports the default non-notification for applications under this rule on both a public and limited basis.	Retain Rule MRZ-R1.	Open Submission
MRZ - Medium Density Residential Zone /Assessment criteria /MRZ-AC1: Residential units (MRZ-R1); Relocated buildings (MRZ-R5); Retirement village premises (MRZ-R6)	Pip Beachen	142.7	Oppose	Considers that the Hastings Residential Intensification Design Guide would introduce an additional layer of subjectivity and uncertainty if introduced into the statutory assessment process. Seeks that these should be retained as a non-statutory guidance document only, with resource consents to be assessed against the concise 'material' development criteria in the District Plan.	Delete Assessment Criteria MRZ-AC1(f) and (r). Retain remaining assessment criteria (a) – (e), (g) – (q) and (s).	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Pip Beachen	142.19	Support	Supports the maximum height limit of 12m for the Medium Density Residential Zone.	Retain MRZ-S1	Open Submission



# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S2: Height in relation to boundary	Pip Beachen	142.20	Amend	Considers that the height in relation to boundary of 4m + 45 degrees is too restrictive to allow for the efficient uptake of medium density residential development constructed up to a height of 12m. A 4m + 45 degree recession plane requires a three story building to be pushed off the boundary by 8m. Noting the width of most residential sites within Napier, this excludes a large portion of each lot and significantly reduces the buildable area. This is additionally exacerbated via the requirement to raise sites above flood levels applied by NCC. Seeks amendment so 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 approach in Christchurch District Plan ( See original plan for details). Also considers that the Height in Relation to Boundary provision does not consider duplex dwellings or terraced houses on adjacent sites which are sought to be enabled in the objectives and policies for the zone.	Amend to relax height in relation to boundary rules within the Medium Density Residential Zone to allow the efficient development of these sites. Consider conjoined duplex/terraced houses on separate lots whereby the height in relation to boundary standards are not required to be applied. Amend so that the height in relation to boundary plane is taken from the minimum floor level at the relevant boundary.	<a href="#">Open Submission</a>
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S4: Other yards	Pip Beachen	142.21	Amend	Supports a setback distance of 1m from side and rear boundaries however no provision is made for duplex or terrace housing typologies.	In order to give effect to Policy MRZ-P1, amend MRZ-S4 to remove the requirement to comply with yard setbacks between conjoined dwellings across boundaries.	<a href="#">Open Submission</a>
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S5: Building coverage	Pip Beachen	142.22	Support	Supports a building coverage of 50% within the Medium Density Residential Zone.	Retain MRZ-S5.	<a href="#">Open Submission</a>
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S6: Impervious area	Pip Beachen	142.23	Support	Supports an impervious area of 80% for the Medium Density Residential Zone.	Retain MRZ-S6.	<a href="#">Open Submission</a>
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S7: Landscaped area	Pip Beachen	142.24	Support	Supports a landscaped area of 20% for the Medium Density Residential Zone.	Retain MRZ-S7	<a href="#">Open Submission</a>
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S8: Fences and walls	Pip Beachen	142.25	Support	Supports the retention of a fence and wall height of 2m within side and rear yards. Supports as significant fill required to be placed in residential sites to achieve minimum floor levels above flood hazards to provide for retaining and an adequate fence height above this retaining while still falling within the permitted height threshold.	Retain MRZ-S8.	<a href="#">Open Submission</a>
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S9: Garages and accessory buildings	Pip Beachen	142.26	Oppose	Opposes standard as notified as it has the potential to significantly restrict the ability to provide two-three level terraced houses facing the street, which may limit the viability of achieving this form. Also considers that the standard will produce generic outcomes providing for facades with no modulation. Design assessment criteria can address the relationship of multiple dwellings to the street without requiring this restrictive control.	Delete MRZ-S9.	<a href="#">Open Submission</a>
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S10: Windows to the street	Pip Beachen	142.27	Amend	Opposes this standard as it is currently worded. Considers that 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 (noting that 40% of this area would require glazing). 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 therefore 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.	<a href="#">Open Submission</a>
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S11: Outdoor living space	Pip Beachen	142.28	Oppose	Opposes the wording of MRZ-S11(3) and seeks further clarity around the interpretation of this standard.	Amend or delete MRZ-S11(3) as further clarity is required.	<a href="#">Open Submission</a>

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S12: Residential outlook space	Pip Beachen	142.29	Oppose	Opposes standard as notified. Considers that the requirement for a principle living room of 6m by 4m is more onerous than what is required for the outdoor living space of 20m2 and a minimum dimension of 3m and therefore these provisions do not align in terms of achieving optimal site layout. Opposes the requirement for a 3m by 3m outlook space for all other habitable rooms as this will effectively require all dwellings to be pushed off the boundary by 3m which is more onerous than the 1m setback requirement and is not practical.	Amend so that the outlook space for a principle living room is amended to better align with the requirements of outdoor living space. Also amend so that the outlook space for all other rooms is reduced to 1m by 1m to enable flexibility in site design and alignment with the side and rear yard standards.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S13: Minimum residential unit size	Pip Beachen	142.30	Support	Supports the minimum residential unit sizes notified.	Retain MRZ-S13.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S14: Maximum building length	Pip Beachen	142.31	Oppose	Opposes the standard in its current form and recommends that it needs to be rewritten to achieve a better outcome and avoid inefficient development on sites. Requiring a break in the building reduces the effective building area on a site. Considers that the assessment criteria for multi-unit developments can adequately address building bulk.	Amend the standard to remove the requirement for building separation and instead require architectural relief for 4m of the building to break up the continuous length; or delete the standard and utilise assessment criteria to assess design matters.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /General	Pip Beachen	142.54	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
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /General	Pip Beachen	142.56	Amend	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
MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	Shana Jessie Marie Cochrane	144.1	Amend	Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) for the Taradale area including King Street. Submitter has concerns of noise, privacy, parking, traffic, loss of nature, and a loss of community. Considers these will impact the wellbeing of the community.	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	Shana Jessie Marie Cochrane	144.2	Amend	Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) particularly in the Taradale area including King Street. Submitter has concerns of noise, privacy, parking, traffic, loss of nature, and a loss of community. Considers HRZ and MRZ will create a loss of nature, character, sunlight, privacy and community which will impact the wellbeing of residents.	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O3: Quality living environments	Shana Jessie Marie Cochrane	144.4	Amend	Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) for the Taradale area including King Street. Submitter has concerns of noise, privacy, parking, traffic, loss of nature, and a loss of community.	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	William Nunes	145.1	Amend	Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) for the Taradale area including Elbourne Street. Submitter has concerns of noise, privacy, parking, traffic, loss of nature, and a loss of community. Considers these will impact the wellbeing of the community.	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	William Nunes	145.2	Amend	Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) particularly in the Taradale area including Elbourne Street. Submitter has concerns of noise, privacy, parking, traffic, loss of nature, and a loss of community. Considers HRZ and MRZ will create a loss of nature, character, sunlight, privacy and community which will impact the wellbeing of residents.	Relief Sought is not included.	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /Objectives /MRZ-03: Quality living environments	William Nunes	145.4	Amend	Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) for the Taradale area including Elbourne Street. Submitter has concerns of noise, privacy, parking, traffic, loss of nature, and a loss of community.	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential /General	Ethel Kearns	146.5		Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) for the Taradale area including Elbourne Street. Submitter has concerns of noise, privacy, parking, traffic, loss of nature, and a loss of community.	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /Introduction	Sera Chambers	150.1	Amend	Amend to exclude Onekawa and Pirimai from the Medium Density Residential Zone on the following basis: <ul style="list-style-type: none"> <li>- historical significance of roads in these areas</li> <li>- government intending to legislate for medium density to become optional for councils</li> <li>- will not enhance amenity values and will affect environmental characteristics</li> <li>- awareness of the change is lacking</li> <li>- current strategic direction does not take into account natural hazards including recent events</li> <li>- reported incidents of opposition to intensification</li> <li>- risk of medium density include increased strain on infrastructure, reduced privacy and sunlight, more noise, loss of character, legal consequences that can affect quality of life and wellbeing</li> <li>- cons of high population density include limited resources, increased levels of pollution, social problems, and pressure on natural environment</li> </ul> Affected and adjoining landowners should maintain the right to have their say on what will happen in their community and the PDP is proposing to take	seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone	Open Submission
MRZ - Medium Density Residential Zone /Introduction /	Sera Chambers	150.2	Amend	Amend to exclude Onekawa and Pirimai from the Medium Density Residential Zone	seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone	Open Submission
MRZ - Medium Density Residential Zone /Issues	Sera Chambers	150.3	Amend	amend to exclude Onekawa and Pirimai from the Medium Density Residential Zone	seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone	Open Submission
MRZ - Medium Density Residential Zone /Objectives	Sera Chambers	150.4	Amend	amend to exclude Onekawa and Pirimai from the Medium Density Residential Zone	seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone	Open Submission
MRZ - Medium Density Residential Zone /Objectives	Sera Chambers	150.5	Amend	amend to exclude Onekawa and Pirimai from the Medium Density Residential Zone	seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone	Open Submission
MRZ - Medium Density Residential Zone /Objectives	Sera Chambers	150.6	Amend	amend to exclude Onekawa and Pirimai from the Medium Density Residential Zone	seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone	Open Submission
MRZ - Medium Density Residential Zone /Objectives	Sera Chambers	150.7	Amend	amend to exclude Onekawa and Pirimai from the Medium Density Residential Zone	seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone	Open Submission
MRZ - Medium Density Residential Zone /Policies	Sera Chambers	150.8	Amend	amend to exclude Onekawa and Pirimai from the Medium Density Residential Zone	seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone	Open Submission
MRZ - Medium Density Residential Zone /Policies	Sera Chambers	150.9	Amend	amend to exclude Onekawa and Pirimai from the Medium Density Residential Zone	seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone	Open Submission
MRZ - Medium Density Residential Zone /Policies	Sera Chambers	150.10	Amend	amend to exclude Onekawa and Pirimai from the Medium Density Residential Zone	seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone	Open Submission
MRZ - Medium Density Residential Zone /Policies	Sera Chambers	150.11	Amend	Considers Onekawa and Pirimai should be excluded by way of an amendment from the Medium Density Residential Zone (MRZ) in the PDP.	Seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone (MRZ) by way of amendment.	Open Submission
MRZ - Medium Density Residential Zone /Policies	Sera Chambers	150.12	Amend	Considers Onekawa and Pirimai should be excluded from the Medium Density Residential Zone (MRZ) by way of an amendment.	Seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone (MRZ) through amendment.	Open Submission
MRZ - Medium Density Residential Zone /Policies	Sera Chambers	150.13	Amend	Considers Onekawa and Pirimai should be removed from the Medium Density Residential Zone by an amendment.	Seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone (MRZ).	Open Submission
MRZ - Medium Density Residential Zone /Policies	Sera Chambers	150.14	Amend	Considers it necessary to amend the PDP to exclude Onekawa and Pirimai from the (MRZ) Medium Density Residential Zone.	Seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone.	Open Submission



# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table	Sera Chambers	150.36	Amend	amend to exclude Onekawa and Pirimai from the Medium Density Residential Zone	seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table	Sera Chambers	150.37	Amend	amend to exclude Onekawa and Pirimai from the Medium Density Residential Zone	seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table	Sera Chambers	150.38	Amend	amend to exclude Onekawa and Pirimai from the Medium Density Residential Zone	seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone	Open Submission
MRZ - Medium Density Residential Zone /Assessment criteria	Sera Chambers	150.39	Amend	amend to exclude Onekawa and Pirimai from the Medium Density Residential Zone	seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone	Open Submission
MRZ - Medium Density Residential Zone /Assessment criteria	Sera Chambers	150.40	Amend	amend to exclude Onekawa and Pirimai from the Medium Density Residential Zone	seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone	Open Submission
MRZ - Medium Density Residential Zone /Assessment criteria	Sera Chambers	150.41	Amend	Considers that an amendment is needed to exclude Onekawa and Pirimai from the Medium Density Residential Zone and its provisions in the PDP in order to maintain people's property rights.	Seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone (MRZ).	Open Submission
MRZ - Medium Density Residential Zone /Assessment criteria	Sera Chambers	150.42	Amend	Considers that Onekawa and Pirimai should be excluded from the Medium Density Residential Zone (MRZ) and its provisions through an amendment to the Proposed Plan.	Seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone (MRZ).	Open Submission
MRZ - Medium Density Residential Zone /Assessment criteria	Sera Chambers	150.43	Amend	Considers that there should be an amendment to the PDP to exclude Onekawa and Pirimai from the Medium Density Residential Zone and its provisions.	Seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone (MRZ).	Open Submission
MRZ - Medium Density Residential Zone /Assessment criteria	Sera Chambers	150.44	Amend	Considers that there should be an amendment to exclude Onekawa and Pirimai zoning together with its constituent provisions from the Medium Density Residential Zone (MRZ).	Seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone (MRZ).	Open Submission
MRZ - Medium Density Residential Zone /Assessment criteria	Sera Chambers	150.45	Amend	Considers that Onekawa and Pirimai should be excluded from Medium Density Residential Zone (MRZ) zoning with its associated provisions through amendment to the PDP.	Seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone (MRZ).	Open Submission
MRZ - Medium Density Residential Zone /Assessment criteria	Sera Chambers	150.46	Amend	Considers that Onekawa and Pirimai should be removed from the Medium Density Residential Zone and its provisions, including assessment criteria, through amendment to the PDP.	Seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone (MRZ).	Open Submission
MRZ - Medium Density Residential Zone /Assessment criteria	Sera Chambers	150.47	Amend	Considers that Onekawa and Pirimai should be removed from the Medium Density Residential Zone and its associated provisions through amendment to the PDP in order to maintain people's property rights.	Seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone (MRZ).	Open Submission
MRZ - Medium Density Residential Zone /Assessment criteria	Sera Chambers	150.48	Amend	Considers that Onekawa and Pirimai should be excluded from the Medium Density Residential Zone (MRZ) and its associated provisions through an amendment to the PDP.	Seeks to exclude Onekawa and Pirimai from the Medium Density Residential Zone (MRZ).	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Marisa Mous	159.1	Oppose	Submitter opposes Medium Density Residential Zone (MRZ). Has concerns about negative impacts on residents' enjoyment of their properties, due to light and parking.	Seeks to delete both HRZ and MRZ.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S8: Fences and walls	Marisa Mous	159.3	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 fence heights.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential /General	John Gillon	161.5		Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) for the Taradale area including Elbourne Street. Submitter has concerns of noise, privacy, parking, traffic, loss of nature, and a loss of community.	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	Dorothy Brunei Kelsey	162.1	Amend	Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) for the Taradale area including Elbourne Street. Submitter has concerns of noise, privacy, parking, traffic, loss of nature, and a loss of community. Considers these will impact the wellbeing of the community.	Relief Sought not included.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	Dorothy Brunei Kelsey	162.2	Amend	Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) particularly in the Taradale area including Elbourne Street. Submitter has concerns of noise, privacy, parking, traffic, loss of nature, and a loss of community. Considers HRZ and MRZ will create a loss of nature, character, sunlight, privacy and community which will impact the wellbeing of residents.	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O3: Quality living environments	Dorothy Brunei Kelsey	162.4	Amend	Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) for the Taradale area including Elbourne Street. Submitter has concerns of noise, privacy, parking, traffic, loss of nature, and a loss of community.	Relief Sought is not included.	Open Submission



# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Allan Thompson	163.1	Amend	Amend Medium Density Residential Zones (MRZ) for Elbourne Street. Amend High Density Residential Zones (HRZ) on the opposite side of Elbourne Street. Has concerns about the zones impact on traffic, noise, their right to consultation, property damage, privacy, sunlight and character of the area.	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P7: Sustainable design and infrastructure	Allan Thompson	163.4	Amend	Amend Medium Density Residential Zones (MRZ) on Elbourne Street. Amend High Density Residential Zones (HRZ) on the opposite side of Elbourne Street. Has concerns about the zones impact on traffic, noise, their right to consultation, property damage, privacy, sunlight and character of the area.	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	Allan Thompson	163.5	Amend	Amend Medium Density Residential Zones (MRZ) on Elbourne Street. Amend High Density Residential Zones (HRZ) on the opposite side of Elbourne Street. Has concerns about the zones impact on traffic, noise, their right to consultation, property damage, privacy, sunlight and character of the area.	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone / /	Ivan Yukich	166.1	Oppose	Opposes Medium Density Residential (MRZ). There has been no provision for off street parking. No consideration for McLean Park which utilises street parking, with intensification parking will be pushed further out. MRZ will detract from the Heritage value and resident's lifestyle. McDonald Street shows a high risk of liquefaction therefore should not be intensified as it creates a liability situation for stakeholders. Stormwater is an issue documented in recent flood events.	Seek to maintain current zoning for McDonald Street and surrounding streets.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	Monique Charlotte Maria Van Groenewoud Raymond Mears	167.1	Amend	Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) for the Taradale area including Elbourne Street. Submitter has concerns of noise, privacy, parking, traffic, loss of nature, and a loss of community. Considers these will impact the wellbeing of the community.	Relief Sought is not included, however it is inferred that the submitter seeks that the zoning for the Taradale area around Elbourne Street to revert to General Residential Zone (not HRZ or MRZ).	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	Monique Charlotte Maria Van Groenewoud Raymond Mears	167.2	Amend	Is strongly against the proposal to rezone their property and surrounding areas (Taradale) to High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ). Submitter has concerns of noise, privacy, parking, traffic, loss of nature, and a loss of community. Considers HRZ and MRZ will create a loss of nature, character, sunlight, privacy and community which will impact the wellbeing of residents.	Relief Sought is not included, however it is inferred that the submitter seeks that the zoning for the Taradale area around Elbourne Street to revert to General Residential Zone (not HRZ or MRZ).	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Monique Charlotte Maria Van Groenewoud Raymond Mears	167.5	Amend	Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) particularly in the Taradale area including Elbourne Street. Submitter has concerns of noise, privacy, parking, traffic, loss of nature, and a loss of community.	Relief Sought is not included, however it is inferred that the submitter seeks that the zoning for the Taradale area around Elbourne Street to revert to General Residential Zone (not HRZ or MRZ).	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S4: Other yards	Sheena McGuire	168.111	Amend	<p>Notes that the MRZ 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.</p> <p>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.</p> <p>Seeks a new clause within MRZ-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.</p>	<p>Amend as follows:</p> <ol style="list-style-type: none"> <li>No part of any building may be erected closer than 1 m to a side or rear site boundary unless: <ol style="list-style-type: none"> <li>written approval of the adjacent landowner(s) is provided.</li> </ol> </li> <li>Any part of a building, fence, or structure must not be erected closer than 6 m from the top of the bank of any watercourse or open drain.</li> <li><u>No part of any building or structure may be located within a 5m setback from a boundary shared with a rail corridor.</u></li> </ol> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>Purpose of the standard;</li> <li>Safety, attractiveness, and connectivity of streets and public open spaces;</li> <li>Quality living environments;</li> <li>Operation and maintenance of watercourses and open drains;</li> <li><u>The safe and efficient operation of the rail network;</u></li> <li><u>Compatibility with the surrounding environment; and</u></li> <li>The reason for the reduced setback.</li> </ol>	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	Edward Te Paki	175.1	Oppose	<p>Opposes Medium Density Residential Zones (MRZ), due to a busier road, character, social impacts and noise.</p> <p>Houses here was built 1900 so will reflect character.</p>	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	Edward Te Paki	175.3	Oppose	<p>Opposes Medium Density Residential Zones (MRZ), due to a busier road, character, social impacts and noise.</p>	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /General	Susan Elaine Macdonald	178.6	Amend	<p>Amend High Density Residential Zones (HRZ) to exclude Napier South and Marewa. 6 storey buildings would ruin the aesthetic of suburbs and have a detrimental effect on neighbouring properties. Has no issues with subdivisions along sections but has an issue with building up.</p> <p>Despite proposed upgrades of stormwater, submitter has concerns that stormwater run off from extra housing will overload stormwater infrastructure. Notes that 70% of Napier's stormwater runs into Ahuriri Estuary, housing infill will increase this.</p> <p>Regarding proposed new regional park concept at blue lagoon farm that will provide treatment, what does this mean? The concept must be the last resort to preventing contaminates within the estuary. More work and funding need to be allocated to preventing contaminants reaching Lagoon Farm.</p> <p>Notes that consents for buildings in HRZ and MRZ do not need to be notified. Asks that all consents are notifiable It shouldn't be the task of NCC to grant consent for High rise buildings without informing the neighbours. HRZ will have an impact on privacy and environment so everyone should have a say and be personally informed.</p> <p>Submitter supports the fencing rules for front facing fences. Wishes that fencing rules will apply to all new fences. This is due to submitters personal safety being deaf and a mobility user, cars cannot usually see them when pulling out. Fence rules will protect submitters safety.</p>	<p>Relief Sought is not included, however it is inferred that the submitter seeks that the proposal to rezone Napier South and Marewa HRZ and MRZ be rejected.</p> <p>It is also inferred that the submitter seeks that buildings within the HRZ and MRZ be notifiable.</p> <p>It is also inferred that the submitter seeks the approval of the proposal relating to front fences.</p>	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential /	Ben Hasselman	181.1	Amend	<p>Considers that there is an opportunity to become more actively involved in ensuring that housing stock meets the population needs, especially considering the requirements for the provision of housing that will accommodate people throughout every age and stage of their life. Currently there is a shortage of housing that can accommodate those with access needs and this will be intensified through allowing two- and three-story walk up residential builds, apartments and town housing being consented without the requirement for Universal Design or any reference to accessibility.</p> <p>While the PDP mentions providing a "range of housing types to meet the needs of our communities" neither this MRZ Section nor the s32 report refer to the accessibility / useability / Universal Design of the housing which is leaving a large gap in providing for the needs of our community.</p>	<p>Seeks to encourage Napier City Council to develop and adopt an initiative through an amendment that will provide an incentive to designers and developers to increase the number of Universally Designed / Lifemark homes being built through the district. Lifemark can support Napier City Council with exploring options that would be beneficial for the community.</p> <p>(The reasons are stated in detail in the full submission)</p>	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O1: Housing supply and diversity	Ben Hasselman	181.2	Amend	<p>Considers that there is an opportunity to become more actively involved in ensuring that housing stock meets the population needs, especially considering the requirements for the provision of housing that will accommodate people throughout every age and stage of their life. Currently there is a shortage of housing that can accommodate those with access needs and this will be intensified through allowing two- and three-story walk up residential builds together with apartments and town housing being consented without the requirement for Universal Design or any reference to accessibility.</p> <p>While the PDP mentions providing a "range of housing types to meet the needs of our communities" neither this chapter nor the s 32 report refer to the accessibility / useability / Universal Design of the housing which is leaving a large gap in providing for the needs of our community.</p>	<p>Seeks to encourage Napier City Council to develop and adopt an amendment to the provision / s that will provide an incentive to designers and developers to increase the number of Universally Designed / Lifemark homes being built through the City / district. Lifemark can support Napier City Council with exploring options that would be beneficial for the community.</p> <p>(The reasons are stated in detail in the full submission)</p>	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Rules Table /MRZ-R1: Residential units and residential activity	Mervin Castelino	183.1	Oppose	Opposes Medium Density Residential Zone for Upham Crescent	Amend to consider density control or minimum lot size when resource consent for a medium density development is sought at the same time as subdivision.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Rules Table /MRZ-R1: Residential units and residential activity	Angela McFlynn	189.48	Amend	<p>Considers precluding public or limited notification for any development of a residential site to contain more than 1 residential unit is not appropriate in MRZ-R1: Residential units and residential activity. 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.</p>	<p>Amend MRZ-R1: Residential units and residential activity as follows:</p> <p>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 MRZS1-MRZS14 is achieved.</u></p>	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S2: Height in relation to boundary	Fleur Lincoln Napier City Council	196.16	Amend	<p>Further analysis on the appropriateness of each of the MDZ provisions in achieving the objectives of the zone is required, including having regard to the implementation of central government's medium density residential standards (MDRS) in Tier 1 areas (i.e. whether "quality living environments" (MRZ-O3) are achieved), and the feasibility of developing land for the intended typology under the standards (i.e. whether land is used efficiently for medium-density residential living (MRS-O1).</p>	<p>Consider amending to:</p> <ul style="list-style-type: none"> <li>- MDRS standard of 4m + 60 degrees, Or</li> <li>- GRZ standard of 3m + 45 degrees</li> </ul>	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S3: Front yards	Fleur Lincoln Napier City Council	196.17	Amend	<p>Further analysis on the appropriateness of each of the MDZ provisions in achieving the objectives of the zone is required, including having regard to the implementation of central government's medium density residential standards (MDRS) in Tier 1 areas (i.e. whether "quality living environments" (MRZ-O3) are achieved), and the feasibility of developing land for the intended typology under the standards (i.e. whether land is used efficiently for medium-density residential living (MRS-O1).</p>	Consider amending to 2.5m.	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S7: Landscaped area	Fleur Lincoln Napier City Council	196.18	Amend	Further analysis on the appropriateness of each of the MDZ provisions in achieving the objectives of the zone is required, including having regard to the implementation of central government's medium density residential standards (MDRS) in Tier 1 areas (i.e. whether "quality living environments" (MRZ-O3) are achieved), and the feasibility of developing land for the intended typology under the standards (i.e. whether land is used efficiently for medium-density residential living (MRS-O1).	Consider amending clause (1) to requiring a minimum of 35% landscaped area.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S11: Outdoor living space	Fleur Lincoln Napier City Council	196.19	Amend	The wording of this standard could be improved to achieve the intended outcome as stated in the purpose.	Amend wording to require outdoor living space to be directly accessible from a living area, and to confirm whether the 20sqm can be split into separate areas or is required to be provided in a single area. Also require outdoor living area to be a maximum gradient to ensure it is useable.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S12: Residential outlook space	Fleur Lincoln Napier City Council	196.20	Amend	This standard as currently drafted effectively requires all habitable rooms to be set back 3m from the boundary. This doesn't allow for flexibility in site design. Upper levels will necessarily be set back to comply with height in relation to boundary standards.  The wording of this standard could also be improved to achieve the intended outcome as stated in the purpose.	Consider amending standard to apply a 3m x 3m outlook from the principal bedroom, and 1m x 1m from all other habitable rooms.  Review wording to assist in implementation e.g. how/where it is measured from.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential /	A Davidson	197.2	Oppose	Opposes Medium Density Residential (MRZ) in any Napier suburb. Allowing such developments will blemish the landscape, reduce property values impact the character of neighbourhoods, and create challenges for residents. MRZ creates environmental and social challenges. Provides Carnell Street as example of HRZ 'gone wrong' with increased, crime, violence and property damage. Causing elderly to have concerns about their safety. Submitter has concerns about MRZ impacting sunlight, privacy, noise, and crime. It is unfair to inflict MRZ on homeowners and rate payers and will create undesirable neighbourhoods. Submitter has concerns about carparking and ability to sustain traffic. MRZ with no green area does not allow for a normal residential environment.	Seeks to amend plan and place MRZ out of city limits and not impact current neighbourhoods.  The reasons are stated in detail in the full submission.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential /General	Scott Gould	199.1	Amend	Submitter wants to amend Medium Density Residential Zone (MRZ) and High Density Residential Zone (HRZ) as they are too broad and inconsiderate of Napier's character and its history. Many Art Deco homes are in proposed MRZ and HRZ.	Seeks to amend HRZ and MRZ to be restricted to very confined areas which can be incrementally expanded on in subsequent District Plan revisions.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	Darryl Furness	200.1	Amend	Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) especially the zoning of Elbourne street, due to directly impacting the submitter. Is against the proposal as due its impact on the health and wellbeing of residents.  Has concerns of increased noise, loss of character, increased traffic, parking, loss of trees and greenspace, sunlight, privacy, loss of community, increased anti-social behaviour, the capability of waste water systems, and liquefaction risk.  Also mentions the healthcare system and its ability to cope with an increased population. Such impacts will affect community wellbeing.	Relief Sought is not included.	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	Darryl Furness	200.3	Amend	<p>Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) especially the zoning of Elbourne street, due to directly effecting the submitter. Is against the proposal as due its impact on the health and wellbeing of residents.</p> <p>Has concerns of increased noise, loss of character, increased traffic, parking, loss of trees and greenspace, sunlight, privacy, loss of community, increased anti-social behaviour, the capability of waste water systems, and liquefaction risk.</p> <p>Also mentions the healthcare system and its ability to cope with an increased population.</p> <p>Submitter opposes HRZ and MRZ as it will impact neighbourhood character and identity due to loss of sunlight, trees/greenspace, and privacy.</p>	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Darryl Furness	200.4	Amend	<p>Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) especially the zoning of Elbourne street, due to directly effecting the submitter. Is against the proposal as due its impact on the health and wellbeing of residents.</p> <p>Has concerns of increased noise, loss of character, increased traffic, parking, loss of trees and greenspace, sunlight, privacy, loss of community, increased anti-social behaviour, the capability of wastewater systems, and liquefaction risk.</p> <p>Also mentions the healthcare system and its ability to cope with an increased population.</p> <p>Height of buildings in MRZ will impact sunlight for residents affecting their health.</p>	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P5: Urban character	warren pearce	206.1	Oppose	<p>Opposes the introduction of medium and high density residential areas due to the downstream effects. Considers that the outdoor living space minimums are too low and would hard to development of children and the mental health of residents due to noise and privacy disturbances, and crime. Also considers the need for minimum parking requirements. Considers the negative impact of passive and active surveillance. Notes the loss of character in neighbourhoods and changing property values. (Refer to original submission for full reasons)</p>	Inferred request to remove the proposed medium and high density chapters to protect private property rights.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S11: Outdoor living space	warren pearce	206.3	Oppose	<p>Opposes the proposed outdoor living space standard as provisions are too small.</p>	(Not specified)	Open Submission



# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /Objectives /General	Georgina McPherson	215.119	Oppose	None of the objectives, policies or rules refer to reverse sensitivity effects. The Fuel Companies have a service station within the MRZ, and two service stations immediately adjacent to the MRZ. It is noted that the activities provided for within this zone may be sensitive to the effects of these existing lawfully established activities. The Fuel Companies seek that the reverse sensitivity effects are appropriately managed in this chapter.	<p>Add new objective and policy as follows:</p> <p><u>MRZ-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>MRZ-PXX: Reverse sensitivity</u></p> <p><u>Ensure that existing non-residential activities are not compromised by reverse sensitivity effects.</u></p> <p>Add new matters of discretion for rules MRZ-R1B, MRZ-R4B, MRZ-R6 and MRZ-R8 as follows:</p> <p>MRZ-R1B: Residential units and residential activity MRZ-R4B: Visitor accommodation</p> <p>MRZ-R6: Retirement village premises</p> <p>MRZ-R8 Activities infringing standards MRZ-S1 - MRZ-S11</p> <p>Matters of discretion are:</p> <p><u>...Reverse sensitivity effects on established adjacent land uses.</u></p>	Open Submission
MRZ - Medium Density Residential Zone /Policies /General	Georgina McPherson	215.120	Oppose	None of the objectives, policies or rules refer to reverse sensitivity effects. The Fuel Companies have a service station within the MRZ, and two service stations immediately adjacent to the MRZ. It is noted that the activities provided for within this zone may be sensitive to the effects of these existing lawfully established activities. The Fuel Companies seek that the reverse sensitivity effects are appropriately managed in this chapter.	<p>Add new objective and policy as follows:</p> <p><u>MRZ-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>MRZ-PXX: Reverse sensitivity</u></p> <p><u>Ensure that existing non-residential activities are not compromised by reverse sensitivity effects.</u></p> <p>Add new matters of discretion for rules MRZ-R1B, MRZ-R4B, MRZ-R6 and MRZ-R8 as follows:</p> <p>MRZ-R1B: Residential units and residential activity MRZ-R4B: Visitor accommodation</p> <p>MRZ-R6: Retirement village premises</p> <p>MRZ-R8 Activities infringing standards MRZ-S1 - MRZ-S11</p> <p>Matters of discretion are:</p> <p><u>...Reverse sensitivity effects on established adjacent land uses.</u></p>	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P6: Non-residential activities	Georgina McPherson	215.121	Amend	The Fuel Companies are concerned that the direction in this policy applies to all non-residential activities, including existing lawfully established activities. They seek that this policy apply to new activities only.	<p>Amend MRZ-P6 as follows:</p> <p><u>MRZ-P6: Non-residential activities</u></p> <p><u>Limit new non-residential activities in the zone to:</u></p> <p>a. ....</p>	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Rules Table /General	Georgina McPherson	215.122	Oppose	The MRZ rules do not provide for existing service stations activities, including any additions or alterations to the existing activity. As a result, any additions or alterations to the existing activity is a non-complying activity in the zone under rule MRZ-R9 (activities not otherwise provided for). This is overly restrictive for existing activities. To address this, the Fuel Companies seek a new discretionary activity for service stations, subject to it being an addition, alteration or rebuild to that activity. In addition, a consequential change is needed to the definition of 'alteration or addition' as the current definition relates only to heritage buildings or structures (this is addressed earlier in this submission in the definitions section).	Add new rule as follows:  <u>MRZ-RX: Service stations Activity status: Discretionary</u>  <u>Where:</u>  <u>1. The activity is an addition, alteration or redevelopment of an existing service station.</u>	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	Shravan Miryala	217.59	Support	Supports intent of Objectives MRZ-O2 and MRZ-O3.	Retain Objectives MRZ-O2 and MRZ-O3 as notified.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O3: Quality living environments	Shravan Miryala	217.60	Support	Supports intent of Objectives MRZ-O2 and MRZ-O3.	Retain Objectives MRZ-O2 and MRZ-O3 as notified.	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P4: Quality living environments - within the site	Shravan Miryala	217.61	Amend	Considers that the amenity of more sensitive activities, such as residential activities, will be better protected where they have been appropriately designed to manage reverse sensitivity effects where there is an interface with lawfully established non-residential activities. Seeks relief consistent with design principle 1: The Site of the National medium density design guide (Ministry for the Environment, May 2022) which seeks that current or proposed nearby non-residential activities are identified and that residential development responds to them.	Amend MRZ-P4 as follows:  Manage development to achieve a quality living environment for residents within the site, including by providing:  a. useable and accessible outdoor living space appropriate for the location and housing typology;  b. privacy;  c. access to sunlight;  d. functional living spaces;  e. storage, <del>and</del>  f. safe and accessible parking areas; and  g. managing reverse sensitivity at zone interfaces <u>and the interface between existing non-residential and noise-sensitive activities.</u>	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P5: Urban character	Shravan Miryala	217.62	Amend	Considers that the amenity of more sensitive activities, such as residential activities, will be better protected where they have been appropriately designed to manage reverse sensitivity effects where there is an interface with lawfully established non-residential activities. Seeks relief consistent with design principle 1: The Site of the National medium density design guide (Ministry for the Environment, May 2022) which seeks that current or proposed nearby non-residential activities are identified and that residential development responds to them.	Amend MRZ-P5 as follows:  Achieve the planned medium-density built character of primarily two- to three-storey buildings surrounded by landscaping, including by:  a. limiting the height, bulk, and form of development;  b. managing the design and appearance of multi-residential unit development, <del>and</del>  c. requiring setbacks and landscaped areas that are consistent with an urban character., <u>and</u>  <u>d. managing reverse sensitivity at zone interfaces and the interface between existing non-residential and noise-sensitive activities.</u>	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /Policies /MRZ-P6: Non-residential activities	Shravan Miryala	217.63	Amend	Considers that proposed wording in the policy does not consider existing lawfully established non-residential activities. If any changes or redevelopment is proposed, the wording in the MRZ-P6 will come into play as the activity will be assessed as a non-complying activity. Considers that this approach at the policy level is unnecessarily restrictive towards upgrades, changes to, additions and alterations to existing lawfully established non-residential activities. Seeks that the policy be more explicit and relate to the establishment of new activities.	Amend MRZ-P6 as follows:  MRZ-P6: Non-residential activities  Limit <u>new</u> non-residential activities in the zone to:  a. prioritise efficient use of the zone for residential activities;  b. minimise effects on the vitality of centre zones, and  minimise effects on residential amenity.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Rules Table /General	Shravan Miryala	217.64	Oppose	Considers that the “catch all other” Rule (Rule MRZ-R9 – Non-Complying) does not appropriately provide for any existing “other” activities. Considers that changes, alterations, additions, upgrades and replacement of existing non-residential activities, particularly service stations, should not be non-complying activities, considering the suite of objectives and policies for this zone (and other residential zones). Considers that the MRZ rules therefore do not adequately provide for existing service stations activities, including any additions or alterations to the existing activity and as a result, any addition or alteration to the existing activity is a non-complying activity in the zone under rule MRZ-R9 (activities not otherwise provided for). Considers that this is overly restrictive with respect to existing activities, and the continued operation and development on the same site. Seeks that a new discretionary activity rule for service stations, is included in the PDP in all residential zones Noting that the built development on the site will, irrespective, be controlled by the Standards.	Add new rule as follows:  <u>MRZ-RX: Alterations, additions and redevelopment of existing service stations</u>  <u>Activity status: Discretionary</u>	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S7: Landscaped area	Shravan Miryala	217.65	Amend	Supports Standard MRZ-S7(3) requires at least 50% of the area of the front yard must comprise landscaped area as it relates to the development of new residential buildings. Any changes to existing service stations, for example, will have to consider this standard which is not currently achieved at the site identified above in the MRZ. Moreover, it is unlikely to be achievable for a number of functional requirement reasons, including traffic safety. Opposes the imposition of this standard to existing service stations sites. Acknowledges that landscaping along the road boundary can enhance the attractiveness of a site and mitigate the effects of the development of the site however for service station sites incorporating trees into front boundary landscaping is problematic. Considers that Council anticipates the planting of trees or plants that will be substantial enough to form a visual screen over time. Service station sites have a significant number of traffic movements into and out of the site per day and where visibility to the forecourt and to signage is critical to a successful and safe operation, substantial trees or hedging can create a nuisance commercially and in terms of root extent and traffic safety. Considers that trees, can block the view of signage and the forecourt, block visibility of vehicles entering and exiting, develop root systems that interfere with existing infrastructure and services and be difficult to achieve at service stations due to vehicle crossing requirements, tanker tracking and signage visibility.	Amend Standard MRZ-S7 to exclude existing service station sites from the landscaping requirements. This could be achieved by including the following additional exemption to the standard:  1. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.  2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.  3. At least 50% of the area of the front yard must comprise landscaped area.  <u>Except where:</u>  <u>a. the site is utilised by a lawfully established existing service station activity.</u>	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Rules Table /MRZ-R5: Relocated buildings	Sean Thompson	225.3	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> <ul style="list-style-type: none"> <li>a. Provide for relocated buildings as a permitted activity in all relevant zones (like MRZ), excepting where a specified heritage or conservation or urban design consideration applies;</li> <li>b. For the relocated building rules in all zones, the removal of the requirement to deposit a monitoring fee at the same time as submitting the relocated building report;</li> <li>c. 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: <ul style="list-style-type: none"> <li>i. 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;</li> <li>ii. 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).</li> </ul> </li> </ul> <p>Consequential or further relief including to the relevant objectives, policies and provisions of the proposed plan in order to give effect to relief sought.</p> <p>(The reasons are stated in detail in the full submission)</p>	Open Submission
MRZ - Medium Density Residential Zone / /	Jane Fordyce	226.1	Amend	Amend (MRZ) Medium Density Residential in particular to exclude Upham Crescent. Concerns of increased density increasing congestion. Does not find MRZ proposal fair due to loss of privacy, sunlight and neighbourhood character. Indicates other opportunities to develop different areas such as Parklands and Te Awa. Expresses unease about potential future developments of nearby reserves.	Seeks to delete Upham Crescent from proposed Medium Density Residential Zone.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential /	Bronwyn Alexander	227.1	Amend	Amend Medium Density Residential (MRZ) and High Density Residential (HRZ) to exclude McDonald Street and its surrounding area. Submitter wants to preserve character and architectural style of the neighbourhood. Feels MRZ and HRZ will further exacerbate parking issues. Has concerns about, privacy, sunlight, environmental impacts, and drainage capabilities in future flooding events.	Seeks to delete McDonald Street from the proposed MRZ and HRZ zones, the reasons are stated in detail in the full submission.	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /Introduction	Sian Stirling Jessica Ensing	231.47	Amend	Considers Amending Medium Density Residential Zones (MRZ) introduction to allow for social infrastructure such as educational facilities. The Ministry does acknowledge that the purpose of the MRZ is to provide for residential activities. However, they still have an obligation to provide educational support and facilities for these communities.	<p>Seeks to make the following Amendments.</p> <p>The purpose of the Medium Density Residential Zone is to provide predominantly for residential activities with moderate concentration and bulk of buildings, such as detached, semi-detached, and terraced housing, low-rise apartments, and other compatible activities.</p> <p>Enabling medium-density development close to the city centres (and other amenities where appropriate) provides for a greater range of housing choice within Napier city. This supports increasing the capacity and choice of housing within neighbourhoods as well as promoting walkable neighbourhoods, fostering a sense of community, and increasing the vitality of centres.</p> <p>The Medium Density Residential Zone provisions provide for the following:</p> <ul style="list-style-type: none"> <li>· Achieving quality residential environments, including optimised connectivity, safe and attractive streetscapes and parks that encourage walking, cycling, and recreation, sunlight access, privacy, and recognition of site context in design;</li> <li>· Enabling growth including intensification close to the city centre and amenities;</li> </ul>	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	Sian Stirling Jessica Ensing	231.48	Support	Supports Development and activities that contribute to safe, secure communities that provide for social well-being. Considers the establishment of any educational facilities within Medium Density Residential Zones (MRZ) to contribute to social well-being.	Retain as proposed.	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P6: Non-residential activities	Sian Stirling Jessica Ensing	231.49	Amend	<p>Considers that educational facilities, particularly early childhood centres and schools, should be provided for where there is potential for a residential population to need educational support. 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 an essential form of social infrastructure required to meet the growing needs of the MRZ, and should therefore be enabled within the zone policies.</p> <p>To achieve the 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 NoR process to designate school sites, in the Ministry's experience the objectives and policies of the relevant zone are important provisions which are used to assess NoR's.</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 provided schools for the community and better respond to growth over time.</p>	<p>Seeks to make the following amendment:</p> <p>MRZ-P6: Non-residential activities</p> <p>Limit non-residential activities in the zone to:</p> <ol style="list-style-type: none"> <li>prioritise efficient use of the zone for residential activities;</li> <li>minimise effects on the vitality of centre zones, and</li> <li>minimise effects on residential amenity</li> <li>only those required to support well-functioning urban environments.</li> </ol>	Open Submission



# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Rules Table /General	Sian Stirling Jessica Ensing	231.50	Amend	<p>Considers rule MRZ-R9 acknowledges that activities which are not otherwise provided for are non-complying. Educational facilities are not provided for within the MRZ and are therefore a non-complying activity.</p> <p>Educational facilities are crucial social infrastructure required to support the surrounding residential catchments. Schools located in residential areas enable sustainable travel modes and walkable communities, as children can walk and cycle to school easily.</p> <p>Walkable communities reduce pressure on the road network and reduce carbon emissions.</p> <p>Therefore, the Ministry requests that educational facilities are enabled in the MRZ to serve the educational needs of the residential community as a restricted discretionary activity status. The Ministry proposes the following matters of discretion to restrict councils' assessment to the relevant effects.</p> <p>The matters of discretion we have proposed have been taken from other chapters in the Plan. However, if council does not support these, we would love the opportunity to work with council to refine these matters of discretion.</p>	<p>Seeks to Amend MRZ and add the following rule:</p> <p><u>MRZ-RX</u></p> <p><u>Educational Facility</u></p> <p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Matters of discretion are:</u></p> <ol style="list-style-type: none"> <li><u>Scale, design and layout,</u></li> <li><u>Contribution to local community wellbeing;</u></li> <li><u>Neighbourhood character;</u></li> <li><u>Vibrancy and vitality of centres.</u></li> </ol>	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential /	Samantha Judge	233.1	Oppose	<p>Would like to understand why proposed Medium Density Residential Zones (MRZ) are in areas that have risk of coastal inundation. Medium Density housing would remove all sunlight. There are no details about surrounding ground stabilisation, or recourse due to potential impacts on other properties. Has concerns about impacts on parking and transport.</p>	<p>Reject intensification of housing in coastal inundation areas. Significant risk to life.</p> <p>Reject apartment type dwellings in the area.</p> <p>Reject building proposals with less than one allocated off street parking space per unit dwelling.</p>	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential /General	Murray and Elly Buchanan	237.1	Oppose	<p>Opposes the introduction of medium and high density residential zones. Notes that with the change of government the Acts are being repealed while the NPS, if not also withdrawn, the inclusion of medium and high density zones to satisfy the requirements of the National Policy Statement is to be made voluntary for Councils to adopt.</p>	<p>Delete all the medium and high density residential provisions and replace with the existing residential zones.</p>	Open Submission
MRZ - Medium Density Residential Zone /Objectives /General	Angela Jones	240.17	Amend	<p>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>	<p>Include a new objective:</p> <p><u>MRZ-Ox: Infrastructure provision</u></p> <p><u>Development protects the operation and access to established and planned network utilities and planned network utilities and regionally significant infrastructure while mitigating reverse sensitivity effects.</u></p>	Open Submission
MRZ - Medium Density Residential Zone /Policies /General	Angela Jones	240.18	Amend	<p>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>	<p>Include a new policy:</p> <p><u>MRZ-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
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential /General	Teela Nilkins	241.1	Oppose	<p>Opposes Medium Density Residential Zone (MRZ) in their street (close to William Colenso College), as submitters street is very busy due to being adjacent to a school, which means it is congested. Doesn't think it is fair to have 3 storey buildings on a quiet street. There is limited parking and the noise from MRZ with stereos and party's would cause concern.</p>	<p>Relief Sought is not included, however it is inferred that the submitter seeks the Medium Density Residential Zone to not be applied to their street.</p>	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Maryanne Macintosh	243.1	Oppose	<p>Has concerns that 3 storey dwellings will impact privacy, sunlight, and loss of neighbourhood character.</p>	<p>Relief Sought is not included, though it is inferred that the submitter wishes to reduce the maximum building height in the MRZ.</p>	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S9: Garages and accessory buildings	Maryanne Macintosh	243.2	Oppose	Objects MRZ-S9. Hopes developments would include a garage, as there are already congestion issues in regard to King Street.	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O3: Quality living environments	Maryanne Macintosh	243.4	Oppose	Many Schools within MRZ are already up to capacity, submitter states children need space.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.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.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.	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	John Prucher	244.1	Amend	Amend Medium Density Residential (MRZ) and High Density Residential (HRZ) housing zones to exclude Taradale.Submitter states personal freedoms are diminished through such housing zones and social cohesion is not existent impacting health of residents. Lack of outdoor space is detrimental especially to those with children. Taradale as it is, has character and social cohesion, MRZ and HRZ will destroy this.	Seeks to delete MRZ and HRZ from the plan. Seeks to amend that plan to include more retirement villages.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /General	Phil Stickney	247.19	Amend	Amend to improve useability and clarity changes sought to the Objectives framework contained within MRZ-01 to MRZ 05.	Amend to focus on salient matters.	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P4: Quality living environments - within the site	Phil Stickney	247.20	Amend	Considers changes to Policy MRZ-P4 to encourage and enable more creative design in respect of open space areas their options for configuration. This better reflects the degree of flexibility that is inherently required to achieve the outcomes sought by MRZ-01 and MRZ-02.	Amend MRZ-P4 to enable a greater degree of flexibility in the provision of open space areas.	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P4: Quality living environments - within the site	Phil Stickney	247.21	Amend	Considers that MRZ-P4 should be amended to reflect that parking on site is no longer required by virtue of the NPS-UD 2020 for a Tier 2 Urban Area (of which Napier is one such area). The amendment sought seeks to clarify that this Policy is of relevance where off-street parking is provided, while recognising that accessible parking remains a mandatory requirement.	Amend to reflect the requirements of the NPS-UD 2020 more clearly.	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P7: Sustainable design and infrastructure	Phil Stickney	247.22	Amend	Considers an amendment necessary to MRZ-P7 are sought that better reflect the definition of effects as set out in s.3 of the RMA (meaning of effect)	Amend MRZ-P7 to relate to the definition in s.3 of the RMA	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Rules Table /MRZ-R3: Home business	Phil Stickney	247.23	Oppose	Opposes Rule MRZ-R3 (4)(b) as there appears to be no substantive rationale to the inclusion of this provision within the context of an urban zone enabling medium density housing typologies relative to home businesses.	Delete this provision.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S4: Other yards	Phil Stickney	247.25	Amend	Considers an amendment necessary to MRZ-S4 to make it clear that the intent of the rule only applies to existing boundaries (i.e., the "parent title") of a development site and not to any new boundary created by a subdivision as part of a medium density development.	Amend the rule to reference that internal new boundaries created as part of the terrace or multi-unit development are excluded.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S11: Outdoor living space	Phil Stickney	247.26	Oppose	Considers amendments to Rule MRZ-S11 are required as there appear to be editing errors in the standards relating to ground floor outdoor living space requirements. The standards in MRZ-S11 include requirements for roof terraces, balconies which are captured by the ground floor residential unit requirements. MRZ-S11 (3 and 4) are unduly restrictive in the context of seeking to achieve a compact urban form and will restrict the potential development of sites in an efficient manner.	Amend to clarify ground floor standards and delete MRZ-S11(3 and 4).	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S11: Outdoor living space	Phil Stickney	247.27	Oppose	Considers an amendment to include graphics or an explanatory statement would assist in useability and understanding. Amend MRZ-S11 to avoid a conflict with MRZ-S12. By achieving the outdoor living space standards contained within Rule MRZ-S11, that does not seemingly readily enable a denser form of development given the minimum dimensions imposed on the Outlook Space rules in MRZ-S12.	Amend the rule to achieve better alignment with yards and outdoor space requirements.	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S12: Residential outlook space	Phil Stickney	247.28	Oppose	<p>Considers amendments to this standard should include graphics or an explanatory statement would assist in useability and understanding. Perceived conflict with MRZ-S11. By achieving the outdoor living space standards contained within Rule MRZ-S11, that does not seemingly readily enable a denser form of development given the minimum dimensions imposed on the Outlook Space rules in MRZ-S12.</p> <p>Considers amendments are necessary to MRZ-S12 to ensure that every habitable room has an outlook control but that there is the ability to provide flexibility in design outcomes depending on the design.</p>	Amend the rule to achieve better alignment with yards and outdoor space requirements.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S14: Maximum building length	Phil Stickney	247.29	Oppose	Opposes the controls in MRZ-S14 relating to maximum building length as these do not enable flexibility in responding to site characteristics and enable efficient use of the land resource in all instances. The standard is considered unduly restrictive.	Delete this rule.	Open Submission
MRZ - Medium Density Residential Zone /Assessment criteria /General	Phil Stickney	247.30	Amend	Supports the provisions set out in MRZ-AC1 to MRZ-AC 5 subject to minor amendments, the intent of which is to clarify some aspects of the currently proposed rule drafting and terminology.	Amend provisions to aid in clarity and focus on salient matters clearly.	Open Submission
MRZ - Medium Density Residential Zone /Assessment criteria /MRZ-AC1: Residential units (MRZ-R1); Relocated buildings (MRZ-R5); Retirement village premises (MRZ-R6)	Phil Stickney	247.31	Amend	Considers the renumbering of MRZ-AC1 as (a). only directs the user to the provisions of (b). in the corresponding provisions below. The use of numerical sub-headings is also suggested for user readability (as per the balance of the provisions).	Delete (a) and reformat.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S11: Outdoor living space	Catherine Haslam	255.1	Amend	Amend (MRZ) Medium Density Residential Zone in Vigor Brown Street. Believes it will not benefit neighbourhoods proposed and won't fit into the aesthetic of heritage homes in Vigor Brown Street. Also presents concerns of loss of privacy and sunlight.	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S11: Outdoor living space	Catherine Haslam	255.2	Amend	Amend (MRZ) Medium Density Residential Zone in Vigor Brown Street. Believes it will not benefit neighbourhoods proposed and won't fit into the aesthetic of heritage homes in Vigor Brown Street. Also presents concerns of loss of privacy and sunlight.	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S13: Minimum residential unit size	Catherine Haslam	255.3	Amend	Amend (MRZ) Medium Density Residential Zone in Vigor Brown Street. Believes it will not benefit neighbourhoods proposed and won't fit into the aesthetic of heritage homes Vigor Brown Street. Also presents concerns of loss of privacy and sunlight.	Relief Sought is not included.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Rachel Hammond	256.1	Amend	Amend Medium Density Residential (MRZ) to exclude Vigor Brown Street. Has not been aware of proposal. MRZ will compromise the streets heritage and ruin its aesthetic. MRZ would be suitable for other areas but not for Vigor Brown Street. Concerns of MRZ impacting Sunlight, Privacy, Parking, and value of homes, making the area less desirable.	Seeks to delete Vigor Brown Street from proposed MRZ and keep the street as one of Napier's character streets. MRZ is better suited to areas that don't have special character.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	Rachel Hammond	256.2	Amend	Amend Medium Density Residential (MRZ) to exclude Vigor Brown Street. Has not been aware of proposal. MRZ will compromise the streets heritage and ruin its aesthetic. MRZ would be suitable for other areas but not for Vigor Brown Street. Concerns of MRZ impacting Sunlight, Privacy, Parking, and value of homes, making the area less desirable.	Seeks to delete Vigor Brown Street from proposed MRZ and keep the street as one of Napier's character streets. MRZ is better suited to areas that don't have special character.	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	Judith Mary Robinson	260.1	Amend	<p>Amend Medium Density Residential Zones (MRZ) as they include Peddie Street, King Street and Elbourne Street. Specifically opposes listed provisions, MRZ-O2, MRZ-O3, MRZ-O4, MRZ-O5, MRZ-P6, MRZ-P3, MRZ-P4, MRZ-P7, MRZ-S1, MRZ-S2, MRZ-S6, MRZ-S7, MRZ-S12, MRZ-S8. Submitter doesn't want height restrictions to apply to their section and surrounds. And would like to see such provisions amended, particularly regarding sunlight, street access and water drainage. MRZ shouldn't impact noise levels.</p> <p>The plan does not consider the wellbeing of existing residents. Submitters concerns are, sunlight deprivation, water/stormwater drainage, privacy, ensuring greenspace, considering needs of ageing residents, and traffic. Suggests to only build on the northside of Elbourne/Peddie Street and to start apartment development of Taradale shopping centre. New fences and surfaces should be heat absorbing. Buildings should be staggered to get sun. Lower percentage of impervious surfaces and the Ngaruroro stop bank will need raising. Suggests fewer concrete drives with wood surfaces under limestone.</p> <p>What is "one residential unit" (e.g. in MRZ-R1) please?</p> <p>What is the distance that constitutes a 'neighbour' please?</p>	<p>Seeks to have further consultation on the locations that are suitable for development.</p> <p>Seeks to have an opportunity to expand their ideas.</p> <p>Seeks further development of water drainage/stormwater drainage.</p> <p>Seeks to ensure developments take measures to mitigate climate change.</p> <p>Seeks to have sunlight corridors.</p> <p>Seeks to amend permitted heights.</p> <p>Seeks to have noise issues addressed.</p> <p>The reasons are stated in detail in the full submission.</p>	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O3: Quality living environments	Judith Mary Robinson	260.2	Amend	<p>Amend Medium Density Residential Zones (MRZ) as they include Peddie Street, King Street and Elbourne Street. Specifically opposes listed provisions, MRZ-O2, MRZ-O3, MRZ-O4, MRZ-O5, MRZ-P6, MRZ-P3, MRZ-P4, MRZ-P7, MRZ-S1, MRZ-S2, MRZ-S6, MRZ-S7, MRZ-S12, MRZ-S8. Submitter doesn't want height restrictions to apply to their section and surrounds. And would like to see such provisions amended, particularly regarding sunlight, street access and water drainage. MRZ shouldn't impact noise levels.</p> <p>The plan does not consider the wellbeing of existing residents. Submitters concerns are, sunlight deprivation, water/stormwater drainage, privacy, ensuring greenspace, considering needs of ageing residents, and traffic. Suggests to only build on the northside of Elbourne/Peddie Street and to start apartment development of Taradale shopping centre. New fences and surfaces should be heat absorbing. Buildings should be staggered to get sun. Lower percentage of impervious surfaces and the Ngaruroro stop bank will need raising. Suggests fewer concrete drives with wood surfaces under limestone.</p> <p>What is "one residential unit" (e.g. in MRZ-R1) please?</p> <p>What is the distance that constitutes a 'neighbour' please?</p>	<p>Seeks to have further consultation on the locations that are suitable for development.</p> <p>Seeks to have an opportunity to expand their ideas.</p> <p>Seeks further development of water drainage/stormwater drainage.</p> <p>Seeks to ensure developments take measures to mitigate climate change.</p> <p>Seeks to have sunlight corridors.</p> <p>Seeks to amend permitted heights.</p> <p>Seeks to have noise issues addressed.</p> <p>The reasons are stated in detail in the full submission.</p>	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /Objectives /MRZ-04: Neighbourhood character and identity	Judith Mary Robinson	260.3	Amend	<p>Amend Medium Density Residential Zones (MRZ) as they include Peddie Street, King Street and Elbourne Street. Specifically opposes listed provisions, MRZ-O2, MRZ-O3, MRZ-O4, MRZ-O5, MRZ-P6, MRZ-P3, MRZ-P4, MRZ-P7, MRZ-S1, MRZ-S2, MRZ-S6, MRZ-S7, MRZ-S12, MRZ-S8. Submitter doesn't want height restrictions to apply to their section and surrounds. And would like to see such provisions amended, particularly regarding sunlight, street access and water drainage. MRZ shouldn't impact noise levels.</p> <p>The plan does not consider the wellbeing of existing residents. Submitters concerns are, sunlight deprivation, water/stormwater drainage, privacy, ensuring greenspace, considering needs of ageing residents, and traffic. Suggests to only build on the northside of Elbourne/Peddie Street and to start apartment development of Taradale shopping centre. New fences and surfaces should be heat absorbing. Buildings should be staggered to get sun. Lower percentage of impervious surfaces and the Ngaruroro stop bank will need raising. Suggests fewer concrete drives with wood surfaces under limestone.</p> <p>What is "one residential unit" (e.g. in MRZ-R1) please?</p> <p>What is the distance that constitutes a 'neighbour' please?</p>	<p>Seeks to have further consultation on the locations that are suitable for development.</p> <p>Seeks to have an opportunity to expand their ideas.</p> <p>Seeks further development of water drainage/stormwater drainage.</p> <p>Seeks to ensure developments take measures to mitigate climate change.</p> <p>Seeks to have sunlight corridors.</p> <p>Seeks to amend permitted heights.</p> <p>Seeks to have noise issues addressed.</p> <p>The reasons are stated in detail in the full submission.</p>	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-05: Sustainable design and infrastructure	Judith Mary Robinson	260.4	Amend	<p>Amend Medium Density Residential Zones (MRZ) as they include Peddie Street, King Street and Elbourne Street. Specifically opposes listed provisions, MRZ-O2, MRZ-O3, MRZ-O4, MRZ-O5, MRZ-P6, MRZ-P3, MRZ-P4, MRZ-P7, MRZ-S1, MRZ-S2, MRZ-S6, MRZ-S7, MRZ-S12, MRZ-S8. Submitter doesn't want height restrictions to apply to their section and surrounds. And would like to see such provisions amended, particularly regarding sunlight, street access and water drainage. MRZ shouldn't impact noise levels.</p> <p>The plan does not consider the wellbeing of existing residents. Submitters concerns are, sunlight deprivation, water/stormwater drainage, privacy, ensuring greenspace, considering needs of ageing residents, and traffic. Suggests to only build on the northside of Elbourne/Peddie Street and to start apartment development of Taradale shopping centre. New fences and surfaces should be heat absorbing. Buildings should be staggered to get sun. Lower percentage of impervious surfaces and the Ngaruroro stop bank will need raising. Suggests fewer concrete drives with wood surfaces under limestone.</p> <p>What is "one residential unit" (e.g. in MRZ-R1) please?</p> <p>What is the distance that constitutes a 'neighbour' please?</p>	<p>Seeks to have further consultation on the locations that are suitable for development.</p> <p>Seeks to have an opportunity to expand their ideas.</p> <p>Seeks further development of water drainage/stormwater drainage.</p> <p>Seeks to ensure developments take measures to mitigate climate change.</p> <p>Seeks to have sunlight corridors.</p> <p>Seeks to amend permitted heights.</p> <p>Seeks to have noise issues addressed.</p> <p>The reasons are stated in detail in the full submission</p>	Open Submission



# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /Policies /MRZ-P6: Non-residential activities	Judith Mary Robinson	260.5	Amend	<p>Amend Medium Density Residential Zones (MRZ) as they include Peddie Street, King Street and Elbourne Street. Specifically opposes listed provisions, MRZ-O2, MRZ-O3, MRZ-O4, MRZ-O5, MRZ-P6, MRZ-P3, MRZ-P4, MRZ-P7, MRZ-S1, MRZ-S2, MRZ-S6, MRZ-S7, MRZ-S12, MRZ-S8. Submitter doesn't want height restrictions to apply to their section and surrounds. And would like to see such provisions amended, particularly regarding sunlight, street access and water drainage. MRZ shouldn't impact noise levels.</p> <p>The plan does not consider the wellbeing of existing residents. Submitters concerns are, sunlight deprivation, water/stormwater drainage, privacy, ensuring greenspace, considering needs of ageing residents, and traffic. Suggests to only build on the northside of Elbourne/Peddie Street and to start apartment development of Taradale shopping centre. New fences and surfaces should be heat absorbing. Buildings should be staggered to get sun. Lower percentage of impervious surfaces and the Ngaruroro stop bank will need raising. Suggests fewer concrete drives with wood surfaces under limestone.</p> <p>What is "one residential unit" (e.g. in MRZ-R1) please?</p> <p>What is the distance that constitutes a 'neighbour' please?</p>	<p>Seeks to have further consultation on the locations that are suitable for development.</p> <p>Seeks to have an opportunity to expand their ideas.</p> <p>Seeks further development of water drainage/stormwater drainage.</p> <p>Seeks to ensure developments take measures to mitigate climate change.</p> <p>Seeks to have sunlight corridors.</p> <p>Seeks to amend permitted heights.</p> <p>Seeks to have noise issues addressed.</p> <p>The reasons are stated in detail in the full submission</p>	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P3: Quality living environments - adjoining sites	Judith Mary Robinson	260.6	Amend	<p>Amend Medium Density Residential Zones (MRZ) as they include Peddie Street, King Street and Elbourne Street. Specifically opposes listed provisions, MRZ-O2, MRZ-O3, MRZ-O4, MRZ-O5, MRZ-P6, MRZ-P3, MRZ-P4, MRZ-P7, MRZ-S1, MRZ-S2, MRZ-S6, MRZ-S7, MRZ-S12, MRZ-S8. Submitter doesn't want height restrictions to apply to their section and surrounds. And would like to see such provisions amended, particularly regarding sunlight, street access and water drainage. MRZ shouldn't impact noise levels.</p> <p>The plan does not consider the wellbeing of existing residents. Submitters concerns are, sunlight deprivation, water/stormwater drainage, privacy, ensuring greenspace, considering needs of ageing residents, and traffic. Suggests to only build on the northside of Elbourne/Peddie Street and to start apartment development of Taradale shopping centre. New fences and surfaces should be heat absorbing. Buildings should be staggered to get sun. Lower percentage of impervious surfaces and the Ngaruroro stop bank will need raising. Suggests fewer concrete drives with wood surfaces under limestone.</p> <p>What is "one residential unit" (e.g. in MRZ-R1) please?</p> <p>What is the distance that constitutes a 'neighbour' please?</p>	<p>Seeks to have further consultation on the locations that are suitable for development.</p> <p>Seeks to have an opportunity to expand their ideas.</p> <p>Seeks further development of water drainage/stormwater drainage.</p> <p>Seeks to ensure developments take measures to mitigate climate change.</p> <p>Seeks to have sunlight corridors.</p> <p>Seeks to amend permitted heights.</p> <p>Seeks to have noise issues addressed.</p> <p>The reasons are stated in detail in the full submission.</p>	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /Policies /MRZ-P4: Quality living environments - within the site	Judith Mary Robinson	260.7	Amend	<p>Amend Medium Density Residential Zones (MRZ) as they include Peddie Street, King Street and Elbourne Street. Specifically opposes listed provisions, MRZ-O2, MRZ-O3, MRZ-O4, MRZ-O5, MRZ-P6, MRZ-P3, MRZ-P4, MRZ-P7, MRZ-S1, MRZ-S2, MRZ-S6, MRZ-S7, MRZ-S12, MRZ-S8. Submitter doesn't want height restrictions to apply to their section and surrounds. And would like to see such provisions amended, particularly regarding sunlight, street access and water drainage. MRZ shouldn't impact noise levels.</p> <p>The plan does not consider the wellbeing of existing residents. Submitters concerns are, sunlight deprivation, water/stormwater drainage, privacy, ensuring greenspace, considering needs of ageing residents, and traffic. Suggests to only build on the northside of Elbourne/Peddie Street and to start apartment development of Taradale shopping centre. New fences and surfaces should be heat absorbing. Buildings should be staggered to get sun. Lower percentage of impervious surfaces and the Ngaruroro stop bank will need raising. Suggests fewer concrete drives with wood surfaces under limestone.</p> <p>What is "one residential unit" (e.g. in MRZ-R1) please?</p> <p>What is the distance that constitutes a 'neighbour' please?</p>	<p>Seeks to have further consultation on the locations that are suitable for development.</p> <p>Seeks to have an opportunity to expand their ideas.</p> <p>Seeks further development of water drainage/stormwater drainage.</p> <p>Seeks to ensure developments take measures to mitigate climate change.</p> <p>Seeks to have sunlight corridors.</p> <p>Seeks to amend permitted heights.</p> <p>Seeks to have noise issues addressed.</p> <p>The reasons are stated in detail in the full submission.</p>	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P7: Sustainable design and infrastructure	Judith Mary Robinson	260.8	Amend	<p>Amend Medium Density Residential Zones (MRZ) as they include Peddie Street, King Street and Elbourne Street. Specifically opposes listed provisions, MRZ-O2, MRZ-O3, MRZ-O4, MRZ-O5, MRZ-P6, MRZ-P3, MRZ-P4, MRZ-P7, MRZ-S1, MRZ-S2, MRZ-S6, MRZ-S7, MRZ-S12, MRZ-S8. Submitter doesn't want height restrictions to apply to their section and surrounds. And would like to see such provisions amended, particularly regarding sunlight, street access and water drainage. MRZ shouldn't impact noise levels.</p> <p>The plan does not consider the wellbeing of existing residents. Submitters concerns are, sunlight deprivation, water/stormwater drainage, privacy, ensuring greenspace, considering needs of ageing residents, and traffic. Suggests to only build on the northside of Elbourne/Peddie Street and to start apartment development of Taradale shopping centre. New fences and surfaces should be heat absorbing. Buildings should be staggered to get sun. Lower percentage of impervious surfaces and the Ngaruroro stop bank will need raising. Suggests fewer concrete drives with wood surfaces under limestone.</p> <p>What is "one residential unit" (e.g. in MRZ-R1) please?</p> <p>What is the distance that constitutes a 'neighbour' please?</p>	<p>Seeks to have further consultation on the locations that are suitable for development.</p> <p>Seeks to have an opportunity to expand their ideas.</p> <p>Seeks further development of water drainage/stormwater drainage.</p> <p>Seeks to ensure developments take measures to mitigate climate change.</p> <p>Seeks to have sunlight corridors.</p> <p>Seeks to amend permitted heights.</p> <p>Seeks to have noise issues addressed.</p> <p>The reasons are stated in detail in the full submission.</p>	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Judith Mary Robinson	260.9	Amend	<p>Amend Medium Density Residential Zones (MRZ) as they include Peddie Street, King Street and Elbourne Street. Specifically opposes listed provisions, MRZ-O2, MRZ-O3, MRZ-O4, MRZ-O5, MRZ-P6, MRZ-P3, MRZ-P4, MRZ-P7, MRZ-S1, MRZ-S2, MRZ-S6, MRZ-S7, MRZ-S12, MRZ-S8. Submitter doesn't want height restrictions to apply to their section and surrounds. And would like to see such provisions amended, particularly regarding sunlight, street access and water drainage. MRZ shouldn't impact noise levels.</p> <p>The plan does not consider the wellbeing of existing residents. Submitters concerns are, sunlight deprivation, water/stormwater drainage, privacy, ensuring greenspace, considering needs of ageing residents, and traffic. Suggests to only build on the northside of Elbourne/Peddie Street and to start apartment development of Taradale shopping centre. New fences and surfaces should be heat absorbing. Buildings should be staggered to get sun. Lower percentage of impervious surfaces and the Ngaruroro stop bank will need raising. Suggests fewer concrete drives with wood surfaces under limestone.</p> <p>What is "one residential unit" (e.g. in MRZ-R1) please?</p> <p>What is the distance that constitutes a 'neighbour' please?</p>	<p>Seeks to have further consultation on the locations that are suitable for development.</p> <p>Seeks to have an opportunity to expand their ideas.</p> <p>Seeks further development of water drainage/stormwater drainage.</p> <p>Seeks to ensure developments take measures to mitigate climate change.</p> <p>Seeks to have sunlight corridors.</p> <p>Seeks to amend permitted heights.</p> <p>Seeks to have noise issues addressed.</p> <p>The reasons are stated in detail in the full submission.</p>	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S2: Height in relation to boundary	Judith Mary Robinson	260.10	Amend	<p>Amend Medium Density Residential Zones (MRZ) as they include Peddie Street, King Street and Elbourne Street. Specifically opposes listed provisions, MRZ-O2, MRZ-O3, MRZ-O4, MRZ-O5, MRZ-P6, MRZ-P3, MRZ-P4, MRZ-P7, MRZ-S1, MRZ-S2, MRZ-S6, MRZ-S7, MRZ-S12, MRZ-S8. Submitter doesn't want height restrictions to apply to their section and surrounds. And would like to see such provisions amended, particularly regarding sunlight, street access and water drainage. MRZ shouldn't impact noise levels.</p> <p>The plan does not consider the wellbeing of existing residents. Submitters concerns are, sunlight deprivation, water/stormwater drainage, privacy, ensuring greenspace, considering needs of ageing residents, and traffic. Suggests to only build on the northside of Elbourne/Peddie Street and to start apartment development of Taradale shopping centre. New fences and surfaces should be heat absorbing. Buildings should be staggered to get sun. Lower percentage of impervious surfaces and the Ngaruroro stop bank will need raising. Suggests fewer concrete drives with wood surfaces under limestone.</p> <p>What is "one residential unit" (e.g. in MRZ-R1) please?</p> <p>What is the distance that constitutes a 'neighbour' please?</p>	<p>Seeks to have further consultation on the locations that are suitable for development.</p> <p>Seeks to have an opportunity to expand their ideas.</p> <p>Seeks further development of water drainage/stormwater drainage.</p> <p>Seeks to ensure developments take measures to mitigate climate change.</p> <p>Seeks to have sunlight corridors.</p> <p>Seeks to amend permitted heights.</p> <p>Seeks to have noise issues addressed.</p> <p>The reasons are stated in detail in the full submission.</p>	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S6: Impervious area	Judith Mary Robinson	260.11	Amend	<p>Amend Medium Density Residential Zones (MRZ) as they include Peddie Street, King Street and Elbourne Street. Specifically opposes listed provisions, MRZ-O2, MRZ-O3, MRZ-O4, MRZ-O5, MRZ-P6, MRZ-P3, MRZ-P4, MRZ-P7, MRZ-S1, MRZ-S2, MRZ-S6, MRZ-S7, MRZ-S12, MRZ-S8. Submitter doesn't want height restrictions to apply to their section and surrounds. And would like to see such provisions amended, particularly regarding sunlight, street access and water drainage. MRZ shouldn't impact noise levels.</p> <p>The plan does not consider the wellbeing of existing residents. Submitters concerns are, sunlight deprivation, water/stormwater drainage, privacy, ensuring greenspace, considering needs of ageing residents, and traffic. Suggests to only build on the northside of Elbourne/Peddie Street and to start apartment development of Taradale shopping centre. New fences and surfaces should be heat absorbing. Buildings should be staggered to get sun. Lower percentage of impervious surfaces and the Ngaruroro stop bank will need raising. Suggests fewer concrete drives with wood surfaces under limestone.</p> <p>What is "one residential unit" (e.g. in MRZ-R1) please?</p> <p>What is the distance that constitutes a 'neighbour' please?</p>	<p>Seeks to have further consultation on the locations that are suitable for development.</p> <p>Seeks to have an opportunity to expand their ideas.</p> <p>Seeks further development of water drainage/stormwater drainage.</p> <p>Seeks to ensure developments take measures to mitigate climate change.</p> <p>Seeks to have sunlight corridors.</p> <p>Seeks to amend permitted heights.</p> <p>Seeks to have noise issues addressed.</p> <p>The reasons are stated in detail in the full submission.</p>	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S7: Landscaped area	Judith Mary Robinson	260.12	Amend	<p>Amend Medium Density Residential Zones (MRZ) as they include Peddie Street, King Street and Elbourne Street. Specifically opposes listed provisions, MRZ-O2, MRZ-O3, MRZ-O4, MRZ-O5, MRZ-P6, MRZ-P3, MRZ-P4, MRZ-P7, MRZ-S1, MRZ-S2, MRZ-S6, MRZ-S7, MRZ-S12, MRZ-S8. Submitter doesn't want height restrictions to apply to their section and surrounds. And would like to see such provisions amended, particularly regarding sunlight, street access and water drainage. MRZ shouldn't impact noise levels.</p> <p>The plan does not consider the wellbeing of existing residents. Submitters concerns are, sunlight deprivation, water/stormwater drainage, privacy, ensuring greenspace, considering needs of ageing residents, and traffic. Suggests to only build on the northside of Elbourne/Peddie Street and to start apartment development of Taradale shopping centre. New fences and surfaces should be heat absorbing. Buildings should be staggered to get sun. Lower percentage of impervious surfaces and the Ngaruroro stop bank will need raising. Suggests fewer concrete drives with wood surfaces under limestone.</p> <p>What is "one residential unit" (e.g. in MRZ-R1) please?</p> <p>What is the distance that constitutes a 'neighbour' please?</p>	<p>Seeks to have further consultation on the locations that are suitable for development.</p> <p>Seeks to have an opportunity to expand their ideas.</p> <p>Seeks further development of water drainage/stormwater drainage.</p> <p>Seeks to ensure developments take measures to mitigate climate change.</p> <p>Seeks to have sunlight corridors.</p> <p>Seeks to amend permitted heights.</p> <p>Seeks to have noise issues addressed.</p> <p>The reasons are stated in detail in the full submission.</p>	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S12: Residential outlook space	Judith Mary Robinson	260.13	Amend	<p>Amend Medium Density Residential Zones (MRZ) as they include Peddie Street, King Street and Elbourne Street. Specifically opposes listed provisions, MRZ-O2, MRZ-O3, MRZ-O4, MRZ-O5, MRZ-P6, MRZ-P3, MRZ-P4, MRZ-P7, MRZ-S1, MRZ-S2, MRZ-S6, MRZ-S7, MRZ-S12, MRZ-S8. Submitter doesn't want height restrictions to apply to their section and surrounds. And would like to see such provisions amended, particularly regarding sunlight, street access and water drainage. MRZ shouldn't impact noise levels.</p> <p>The plan does not consider the wellbeing of existing residents. Submitters concerns are, sunlight deprivation, water/stormwater drainage, privacy, ensuring greenspace, considering needs of ageing residents, and traffic. Suggests to only build on the northside of Elbourne/Peddie Street and to start apartment development of Taradale shopping centre. New fences and surfaces should be heat absorbing. Buildings should be staggered to get sun. Lower percentage of impervious surfaces and the Ngaruroro stop bank will need raising. Suggests fewer concrete drives with wood surfaces under limestone.</p> <p>What is "one residential unit" (e.g. in MRZ-R1) please?</p> <p>What is the distance that constitutes a 'neighbour' please?</p>	<p>Seeks to have further consultation on the locations that are suitable for development.</p> <p>Seeks to have an opportunity to expand their ideas.</p> <p>Seeks further development of water drainage/stormwater drainage.</p> <p>Seeks to ensure developments take measures to mitigate climate change.</p> <p>Seeks to have sunlight corridors.</p> <p>Seeks to amend permitted heights.</p> <p>Seeks to have noise issues addressed.</p> <p>The reasons are stated in detail in the full submission.</p>	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S8: Fences and walls	Judith Mary Robinson	260.14	Amend	<p>Amend Medium Density Residential Zones (MRZ) as they include Peddie Street, King Street and Elbourne Street. Specifically opposes listed provisions, MRZ-O2, MRZ-O3, MRZ-O4, MRZ-O5, MRZ-P6, MRZ-P3, MRZ-P4, MRZ-P7, MRZ-S1, MRZ-S2, MRZ-S6, MRZ-S7, MRZ-S12, MRZ-S8. Submitter doesn't want height restrictions to apply to their section and surrounds. And would like to see such provisions amended, particularly regarding sunlight, street access and water drainage. MRZ shouldn't impact noise levels.</p> <p>The plan does not consider the wellbeing of existing residents. Submitters concerns are, sunlight deprivation, water/stormwater drainage, privacy, ensuring greenspace, considering needs of ageing residents, and traffic. Suggests to only build on the northside of Elbourne/Peddie Street and to start apartment development of Taradale shopping centre. New fences and surfaces should be heat absorbing. Buildings should be staggered to get sun. Lower percentage of impervious surfaces and the Ngaruroro stop bank will need raising. Suggests fewer concrete drives with wood surfaces under limestone.</p> <p>What is "one residential unit" (e.g. in MRZ-R1) please?</p> <p>What is the distance that constitutes a 'neighbour' please?</p>	<p>Seeks to have further consultation on the locations that are suitable for development.</p> <p>Seeks to have an opportunity to expand their ideas.</p> <p>Seeks further development of water drainage/stormwater drainage.</p> <p>Seeks to ensure developments take measures to mitigate climate change.</p> <p>Seeks to have sunlight corridors.</p> <p>Seeks to amend permitted heights.</p> <p>Seeks to have noise issues addressed.</p> <p>The reasons are stated in detail in the full submission.</p>	Open Submission
MRZ - Medium Density Residential Zone /Objectives /General	Phil Stickney	263.20	Amend	Amend MRZ-O1 to MRZ-O5 to improve useability and clarity.	Redraft to focus on salient matters.	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P4: Quality living environments - within the site	Phil Stickney	263.21	Amend	<p>Amend Policy MRZ-P4 to encourage and enable more creative design in respect of open space areas their options for configuration. This better reflects the degree of flexibility that is inherently required to achieve the outcomes sought by MRZ-O1 and MRZ-O2.</p> <p>Clarify the fact in MRZ-P4 that parking on site is no longer required by virtue of the NPS-UD 2020 for a Tier 2 Urban Area (of which Napier is one such area). The amendment sought seeks to clarify that this Policy is of relevance where off-street parking is provided, while recognising that accessible parking remains a mandatory requirement.</p>	<p>Amend MRZ-P4 to enable a greater degree of flexibility in the provision of open space areas.</p> <p>Amend to reflect the requirements of the NPS-UD 2020 more clearly.</p>	Open Submission



# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /Policies /MRZ-P7: Sustainable design and infrastructure	Phil Stickney	263.22	Amend	Amendments to MRZ-P7 are sought that better reflect the definition of effects as set out in s.3 of The Act.	Amend MRZ-P7 to relate to the definition in s.3 of The Act.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Rules Table /MRZ-R3: Home business	Phil Stickney	263.23	Oppose	Amend Rule MRZ-R3 (4)(b) as there appears to be no substantive rationale to the inclusion of this provision within the context of an urban zone enabling medium density housing typologies relative to home businesses.	Delete this provision.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S4: Other yards	Phil Stickney	263.24	Amend	Amend MRZ-S4 to make it clear that the intent of the rule only applies to existing boundaries (i.e., the "parent title") of a development site and not to any new boundary created by a subdivision as part of a medium density development.	Amend the rule to reference that internal new boundaries created as part of the terrace or multi-unit development are excluded.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S11: Outdoor living space	Phil Stickney	263.25	Oppose	<p>1. Amend Rule MRZ-S11, as there appear to be editing errors in the standards relating to ground floor outdoor living space requirements. The standards in MRZ-S11 include requirements for roof terraces, balconies which are captured by the ground floor residential unit requirements. MRZ-S11 (3 and 4) are unduly restrictive in the context of seeking to achieve a compact urban form and will restrict the potential development of sites in an efficient manner.</p> <p>2. MRZS-11(3) is also unclear in intent and structure. The inclusion of enhanced graphics or an explanatory statement would assist in usability and understanding. Changes are sought to MRZ-S12 with seeming conflict with MRZ-S11. By achieving the outdoor living space standards contained within Rule MRZ-S11, that does not seemingly readily enable a denser form of development given the minimum dimensions imposed on the Outlook Space rules in MRZ-S12. Amendments are also sought to MRZ-S12 to ensure that every habitable room has an outlook control but that there is the ability to provide flexibility in design outcomes depending on the design.</p>	<p>1. Seeks to Amend to clarify ground floor standards and delete MRZ-S11(3 and 4).</p> <p>2. Seeks to Amend the rule to achieve better alignment with yards and outdoor space requirements.</p>	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S13: Minimum residential unit size	Phil Stickney	263.26	Amend	Amend the minimum floor areas for units in Rule MRZ-S13, as with good design it is possible to provide an appropriate living environment that varies from the standards set out.	Amend MRZ-S13 to include: <a href="#">a) Studio: 35sqm</a> <a href="#">b) 1 bed: 45 sqm</a> <a href="#">c) 2-bed: 60sqm</a> <a href="#">d) 3-bed: 80sqm</a>	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S14: Maximum building length	Phil Stickney	263.27	Oppose	Opposes the controls in MRZ-S14 relating to maximum building length as these do not enable flexibility in responding to site characteristics and enable efficient use of the land resource in all instances. The standard is considered unduly restrictive.	Delete this rule.	Open Submission
MRZ - Medium Density Residential Zone /Assessment criteria /General	Phil Stickney	263.28	Amend	Generally support the provisions set out in MRZ-AC1 to MRZ-AC 5 subject to minor amendments, the intent of which is to clarify some aspects of the currently proposed rule drafting and terminology.	Amend provisions to aid in clarity and focus on salient matters clearly.	Open Submission
MRZ - Medium Density Residential Zone /Assessment criteria /MRZ-AC1: Residential units (MRZ-R1); Relocated buildings (MRZ-R5); Retirement village premises (MRZ-R6)	Phil Stickney	263.29	Amend	Seeks the renumbering of MRZ-AC1 as (a). only directs the user to the provisions of (b). in the corresponding provisions below. The use of numerical sub-headings is also suggested for user readability (as per the balance of the provisions).	Delete (a) and reformat.	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	Vivienne Fraser	265.2	Oppose	<p>Opposes the plan and high and medium density zones. Notes that growth is estimated at 0.6 - 0.8%. Considers that all of the proposals need to be halted or drastically amended to retain the basic rights and needs of every person, and that the plan removes basic and core rights. Considers that there is a lack of supportive infrastructure for increased population density. Considers there is a greater risk of flooding due to larger catchment area and inadequate infrastructure. Notes that previous flood incidents highlight the need for infrastructure upgrades. Considers removal of trees and grass contradicts efforts to reduce carbon emissions. Considers that the basic rights impacted by high-density housing including consent of homeowners regarding adjacent property development, preservation of property value and avoidance of negative impacts on resale, rights to personal space, privacy, quietness, and unobstructed sunlight, preservation of peaceful and restful living conditions, including noise level considerations. and ensuring adequate space for children to play and feel safe. Notes the reasons to limit or reduce medium and high-density housing including:</p> <ul style="list-style-type: none"> <li>-High concentrations of people can lead to social issues such as crime and hopelessness.</li> <li>-Concerns about mental health, wellbeing, anxiety, and safety in densely populated areas.</li> <li>-Lack of sunlight affects both residents and gardens, impacting health.</li> <li>-Decreased land value can lead to feelings of entrapment and decreased mobility.</li> </ul>	Seeks a halt to plan in Napier/Hastings like Christchurch, more public consultation and public meetings, transparency, and retention of earthquake regulations, while imposing restrictions on building height in residential zones. Refer to original submissions for full details	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	Andrea Hannah	266.1	Oppose	<p>Opposes the proposed medium density policies in Nelson Crescent as it fails to meet social cohesion objectives. Considers denser zoning on Nelson Crescent would undermine historic values and character. Nelson Crescent and adjoining streets are not supported by a public transport system so in effect do not allow easy access to inner city amenities. 3 to 6 storey buildings will increase traffic and therefore noise and privacy will be lost as well as light to the existing one to two storey buildings. Street parking would increase and pose traffic disturbance. The hoped for 'social cohesion' is not fostered by density living as city life attests to</p>	Delete proposed Medium Density Residential Zoning in Nelson Crescent and to consider building multi-storey houses in areas which will not impact on existing old established areas.	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P7: Sustainable design and infrastructure	Sarah Groom	267.1	Oppose	<p>Opposes the Medium Density Residential Zone and the Standards Table that outlines the criteria for Medium Density development considering intensified development will adversely impact the nature of neighbourhoods and suburbs. Opposes the intensification of Pirimai as a known flood zone considering the needs to upgrade stormwater networks with an allowable 80% impervious area and no requirement for stormwater retention or detention. Increased development, and subsequent impervious area, would only intensify stormwater runoff, contributing further to flooding in this area. Also considers the implications on insurance policies for residents. Refer to original submission for full reasons.</p>	Seeks the amendment of Medium Density Zone and reconsidered to take natural hazards in each area into account. Considers the need to ensure suburbs have the required amenities (shops, doctors, parks/rec facilities, schools etc) to service an influx of residents, consider which suburbs have the potential to grow not only housing numbers but have potential areas to grow facilities and amenities for quality neighbourhoods. Intensification to be in areas that have basic public amenities and not in areas with identified natural hazards such as flooding, as intensification will compound existing stormwater issues. Refer to original submission for further information.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Sarah Groom	267.2	Oppose	<p>Opposes the maximum height and height in relation to boundary as too imposing on the existing character of affected suburbs. Considers the loss of privacy, light, and enjoyment.</p>	Amend to reduce the maximum height of the MDZ to 2 storeys maximum to allow for intensification, while protecting existing character of neighbourhoods and the amenity of residents. Seeks the triggering of resource consent and inclusion of notification status where this is not met.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S2: Height in relation to boundary	Sarah Groom	267.3	Oppose	<p>Opposes the maximum height and height in relation to boundary as too imposing on the existing character of affected suburbs. Considers the loss of privacy, light, and enjoyment.</p>	Maintain The existing 45° angle for height in relation to boundary at 3m above the existing ground line. Seeks the triggering of resource consent and inclusion of notification status where this is not met.	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential /General	Lindsay Manning David Chan	269.3	Oppose	<p>Considers that the Napier South Historic Heritage Overlay needs to be extended to include all of Vigor Brown Street and McDonald Street between Carnell Street and Latham Street, and the Medium Density Residential Zone to exclude the entire area between Georges Drive, Carnell Street (both sides), Jull Street (both sides), and Nelson Crescent (both sides), rezoning this to General Residential for the following reasons:</p> <p>the Graham Linwood Heritage Character Report provides evidence of the areas heritage values and concludes that the both McDonald Street and Vigor Brown Street have high levels of authentic character;                      there is no difference in heritage character between the section of McDonald Street that is to be protected and the rest of the street and Vigor Brown Street;                      submitter was drawn to live in Napier South because of its heritage character; submitter has worked hard to renovate and maintain the property to preserve its heritage values;                      one modern high-rise apartment building (let alone many) would significantly impact on the heritage character values of the street;                      the policy direction set by the NPS:UD has been misconstrued and misapplied allowing high and/or medium density development in the area would result in loss of amenity, and transport and social cohesion issues</p>	Seeks the Medium Density Residential Zone in Napier South to exclude the entire area between Georges Drive, Kennedy Road, Nelson Crescent (both sides). This area should be General Residential.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential /General	Margie Clayton	270.2	Amend	Amend Medium Density Residential Zones (MRZ) to exclude McDonald Street and surrounding areas. Submitter brought their property with intentions of it being a forever home for them and their son, they have worked at maintaining the houses special character. Thinks the house and surrounding areas would be classified as special character homes and that this would protect those homes from MRZ. MRZ will impact sunlight, privacy, shade, and parking negatively.	Seeks to maintain McDonald Street, Vigor Brown Street and surrounding areas zone as general residential zones. Seeks to amend MRZ to remove McDonald Street, Vigor Brown Street and surrounding areas.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	Dominic McClarey	275.2	Oppose	Objects to 12m and 19m High apartment blocks in Taradale, and commercial buildings in Taradale as this will result in a negative impact on character, privacy and sunlight access, an increase in traffic movements, and a reduction in the value of the submitters property. Objects to there being no car parking requirement and an increase in noise allowance. Objects to shoe-horning of development where there is old infrastructure, and a loss of green corridors.	Relief Sought is not included, however it is inferred that the submitter objects to the medium and high density residential zoning proposed in Taradale.	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P2: Streets and public open space	NZ Transport Agency Waka Kotahi Kelsey Watson	277.112	Support	Support this policy as it promotes safe streets that encourage active transport within the neighbourhood.	Retain as notified.	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P4: Quality living environments - within the site	NZ Transport Agency Waka Kotahi Kelsey Watson	277.113	Amend	Considers that multi-unit housing 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 and where separation is not possible, treatment is required to protect sensitive receivers.	Amend so that, 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.	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P7: Sustainable design and infrastructure	NZ Transport Agency Waka Kotahi Kelsey Watson	277.114	Support	Supports this policy as it ensures sufficient infrastructure provisions and/or mitigation measures are included in design.	Retain as notified	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Rules Table /MRZ-R6: Retirement village premises	NZ Transport Agency Waka Kotahi Kelsey Watson	277.115	Amend	Supports in part R6 as the matters of discretion include: Infrastructure capacity and stormwater management, however, consider it should be amended to include the safety and efficiency of the transport network.	Amend to include Infrastructure capacity <u>including the safety and efficiency of the transport network.</u>	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /General	Kainga Ora - Brendon Liggett	285.4	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.	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
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Rules Table /MRZ-R1: Residential units and residential activity	Kainga Ora - Brendon Liggett	285.6	Amend	Seeks that the permitted number of dwellings be increased as follows:(a) MRZ-R1A – Increase the number of dwellings permitted on site within the MRZ from 1 to 3 dwellings; and	Increase the number of dwellings permitted on site within the MRZ from 1 to 3 dwellings	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S14: Maximum building length	Kainga Ora - Brendon Liggett	285.8	Oppose	Opposes MRZ-S14 and HRZ-S14 and seeks that these opposes MRZ-S14 and HRZ-S14 and seeks that these maximum building length standards of 22m are deleted. Considers that the purpose of this standard is to manage visual dominance; however, this is already appropriately managed by maximum heights, height in relation to boundary and yard setback standards. building length standards of 22m are deleted.	Delete maximum building length standards of 22m	Open Submission
MRZ - Medium Density Residential Zone /Assessment criteria /MRZ-AC1: Residential units (MRZ-R1); Relocated buildings (MRZ-R5); Retirement village premises (MRZ-R6)	Kainga Ora - Brendon Liggett	285.11	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
MRZ - Medium Density Residential Zone /Policies /MRZ-P5: Urban character	Jason Geyer EJ Matthee Chantelle Van Schoor Faan and Esmarie Matthee	286.1	Support	Supports the proposed Medium Density Residential Zone and associated provisions in coverdale St and its surroundings. Considers that the proposed changes will assist in meeting the obligations under the National Policy Statement on Urban Development (NPS-UD), in particular Policy 5 that seeks to enable building height and density of urban form that is commensurate with the level of accessibility and relative demand. Also considers that the provisions will deliver outcomes that are envisaged by the relevant objectives and policies within the MDRZ and higher order chapters within the PDP	Retain the Medium Density Residential Zone to most appropriately give effect to the higher order provisions in the PDP, the relevant objectives and policies within the MDRZ, and ultimately Part 2 of the Act. Seeks consequential amendments necessary to give effect to this submission, promote the sustainable management of resources and achieve the purpose of the Resource Management Act 1991, meet the reasonably foreseeable needs of future generations and ensure the methods proposed are the most appropriate way to achieve the objectives of the Variation	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Rules Table /General	Alec Duncan	288.60	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>Seeks to include new permitted activity as follows:</p> <p><u>xxx-Rx: Emergency service facilities</u></p> <p><u>Activity Status: Permitted</u> <u>N/A</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
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /General	Alec Duncan	288.78	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:</p> <p><u>XXX-SX: Firefighting water supply</u></p> <p><u>1. All new developments must be connected to a public reticulated water supply, where one is available.</u></p> <p><u>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.</u></p> <p><u>Matter of discretion:</u></p> <p><u>1. The extent of consistency with the requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p> <p>Or</p> <p>To similar effect.</p> <p>And</p>	Open Submission



# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /General	Alec Duncan	288.79	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:</p> <p><u>XXX-SX: Firefighting water supply</u></p> <p><u>1. All new developments must be connected to a public reticulated water supply, where one is available.</u></p> <p><u>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.</u></p> <p><u>Matter of discretion:</u></p> <p><u>1. The extent of consistency with the requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p> <p>Or</p> <p>To similar effect.</p> <p>And</p>	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	Alec Duncan	288.112	Support	Supports this objective as it seeks development and activities that contribute to the safety of communities. This would include emergency service facilities.	Retain as notified.	Open Submission
MRZ - Medium Density Residential Zone /Objectives /MRZ-O5: Sustainable design and infrastructure	Alec Duncan	288.113	Support	Supports MRZ-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.	Retain as notified.	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P6: Non-residential activities	Alec Duncan	288.114	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>Refer to submission for full details.</p>	<p>Amend as follows:</p> <p>MRZ-P6: Non-residential activities</p> <p>Limit non-residential activities in the zone to:</p> <p>a. prioritise efficient use of the zone for residential activities;</p> <p>b. minimise effects on the vitality of centre zones, <del>and</del></p> <p>c. minimise effects on residential amenity, and</p> <p><u>d. those that provide for the health, safety and wellbeing of the community.</u></p>	Open Submission
MRZ - Medium Density Residential Zone /Policies /MRZ-P7: Sustainable design and infrastructure	Alec Duncan	288.115	Support	Supports MRZ-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.	Retain as notified.	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S3: Front yards	Alec Duncan	288.116	Amend	Seeks the inclusion of a new matter of discretion to provide NCC the ability to consider the risk of non-compliance with MRZ-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>Add a new matter of discretion to MRZ-S3 as follows</p> <p><u>.x. The ability for emergency services to safely and efficient access the site.</u></p>	Open Submission

# MRZ - Medium Density Residential Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S4: Other yards	Alec Duncan	288.117	Amend	Seeks the inclusion of a new matter of discretion to provide NCC the ability to consider the risk of non-compliance with MRZ-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.	Add a new matter of discretion to MRZ-S4 as follows:  <u>x. The ability for emergency services to safely and efficient access the site.</u>	Open Submission
MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S14: Maximum building length	Alec Duncan	288.118	Amend	<p>A significant concern relating to medium density residential developments is the use of long, narrow sections and associated pedestrian accessways as the sole access to most units and where backyards are only accessed through the units themselves. The length of these accessways can cause delays in accessing rear units and require extra personnel to lay out hose lengths around corners and support with the extra weight of hoses. This in turn would impact water pressure available at the delivery to the fire site.</p> <p>The narrowness of side boundaries and subsequent accessways can also cause conflict between emergency personnel reaching an emergency, residents attempting to evacuate, and other emergency personnel needs (e.g., St John transporting patients). This scale of response would prove very difficult to accommodate along 1m wide side boundaries. In terms of resident safety, this can mean impeded or delayed evacuation. In many cases if a fire or emergency (such as hazardous substance) were to occur in a middle unit, this would trap all units further to the rear from being evacuated without removing fences and infrastructure to get individuals out through neighbouring sites. Depending on individual site maintenance arrangements, it is possible that communal areas like pedestrian accessways have locked gates added or are neglected and planting and other barriers or outdoor furniture further obstruct the usable width of the side boundary or accessway.</p> <p>Fire and Emergency supports this performance standard to the extent that it sets a maximum length of a building to 22m, after which shall provide a minimum separation of 4m between any other building on the same site. However, Fire and Emergency considers that the 4m separation should also</p>	<p>Amend as follows:</p> <p>...</p> <p>1. The maximum length of a building above ground floor level shall be 22 m, measured parallel to side and rear boundaries, after which there shall be a minimum separation of 4 m between any other building on the same site <u>and the side boundary of which the main pedestrian access route to the residential units are provided.</u></p> <p>Add a new matter of discretion as follows:</p> <p><u>4. The ability for emergency services to safely and efficient access the site.</u></p>	Open Submission