

# HRZ - High 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)
HRZ - High Density Residential Zone /HRZ - High Density Residential /	Robert Bell	4.1	Oppose	Opposes this zone.	To delete mapping and provisions related to the High Density Residential Zone  [Inferred relief]	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Ann Webster	8.2	Oppose	The submitter opposes the medium and high density residential zones as it is inconsistent with the existing surroundings and built environment. The submitter states the proposed building heights creates issues as they reduce privacy for neighbours, difficulty in maintenance, and concern for increased development if neighbouring properties sell. The submitter states concern that the new zones and provisions give unfair advantage to developers who may not protect the interests of the neighbourhood.	Delete the proposed height provisions that allow for 3 storey dwellings in the Medium and High Density Residential zones. The submitter seeks the allowance of increased height provisions for new subdivisions only.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S8: Fences and walls	Sarah Cotter	18.1	Oppose	Opposes High Density Residential (HRZ) fence height restrictions.	Delete HRZ fence height restrictions.	Open Submission
HRZ - High Density Residential Zone / /	Bevaleah RYE	19.1	Oppose	Wellesley residential area is an area that is already struggling with the traffic, noise, parking with Health Centre and MSD buildings. There are also significant social issues in this area. Increasing the density in this area will further exacerbate these issues.	Amend to exclude the Wellesley Rd area from the high density zone.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S8: Fences and walls	Susan Dallas	25.4	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
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S8: Fences and walls	Natasha Duncan-Sutherland	31.4	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
HRZ - High Density Residential Zone /Objectives /HRZ-O4: Neighbourhood character and identity	Liz Marshall	33.1	Oppose	Considers the High Density Residential provisions as written, to impact negatively on the enjoyment of individuals homes, and to have impacts on amenity.	Amend provisions so that high density residential to is established on the same road, on both sides of the road.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential /	Graham Morton	37.1	Oppose	The submitter opposes HRZ (High Density Residential Zone) at Vigor Brown Street and Napier South. Considers that intensification will result in the loss of character older housing stock, amenity and a lack of onsite parking will result in traffic effects with public safety concerns.	Seeks deletion of HRZ from Vigor Brown Street and Napier South.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential /General	Kevin Corkery	38.1	Oppose	Considers the HRZ will create inappropriate multi-unit development leading to reduced existing property values, loss of amenity and opposes the preclusion of HRZ notification in HRZ-R1B, shading of private properties, and lack of noise standards.	Seeks deletion of HRZ (High Density Residential Zone) in its entirety.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Michael Wilkin	39.1	Oppose	Considers the HRZ in Vigor Brown Street will result in a loss of character, sunlight, privacy, safety, existing property value and noise and street parking increases. HRZ-S1: Height limits are too high and will lead to an unreasonable standard of amenity for McDonald Street.	Seeks deletion of HRZ from Vigor Brown Street.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential /	Aaron Killick	41.1	Oppose	Considers the HRZ will create inappropriate multi-unit development for nos. 34-42 McDonald Street and the opposite side of the street leading to character housing loss, loss of amenity, parking and traffic safety concerns.	Seeks McDonald Street from Kennedy Road to Latham Street as a Historic Heritage Overlay (OVR). Or else rezone McDonald Street from High Density Residential Zone (HRZ) to Medium Density Residential Zone (MRZ).	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential /	greg primrose	45.1	Oppose	The submitter opposes the HRZ (High Density Residential Zone) given the present lack of analysis for the anticipated and planned built form of the Zone.	Reject HRZ from the PDP.	Open Submission
HRZ - High Density Residential Zone /General /General	Julie Chambers	53.1	Oppose	Opposes HRZ (High Density Residential Zone) at Kennedy Road. Considers intensification will result in the loss of amenity, exacerbate existing infrastructure deficits, and lead to a lack of onsite parking.	Seeks upgrading of infrastructure and parking. Inferred decision requested regarding the deletion of HRZ from Kennedy Road.	Open Submission

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HRZ - High Density Residential Zone /Objectives /HRZ-O4: Neighbourhood character and identity	Beverly & Martin Lott	57.1	Oppose	Considers No. 21a Elbourne St zoned Medium Density Residential Zone (MRZ) and neighbouring 19 Elbourne St zoned High Density Residential Zone (HRZ) will result in a loss of character, sunlight, privacy, existing property values and increase noise, traffic and parking demand. Opposes the preclusion of consultation of neighbouring property owners upon development taking place and the rezoning of existing and longstanding neighbourhoods. HRZ-O4: Neighbourhood character and identity to provide for additional height and density in areas in the HRZ is opposed.	Seeks deletion of MRZ and HRZ from existing and established neighbourhoods and that intensification is restricted to greenfield sites.	Open Submission
HRZ - High Density Residential Zone /Objectives /HRZ-O1: Housing supply and diversity	Peter Smith	62.1	Oppose	Opposes the zoning of 5a Taradale Road as a HRZ (High Density Residential Zone) and associated provisions including HRZ-O1: Housing supply and diversity. Considers the site has issues with vehicle / pedestrian crossing safety due to the railway crossing, Taradale Road (State Highway) access and roundabout proximity / visibility in addition to potential infrastructural limitations.	Delete HRZ provisions (including HRZ-O1: Housing supply and diversity) from 5a Taradale Road and rezone appropriately.	Open Submission
HRZ - High Density Residential Zone /Policies /HRZ-P7: Sustainable design and infrastructure	Wayne Ormsby	63.8	Amend	Considers that the standard approach to stormwater management for high and medium density housing is not sufficient and that more nature-based stormwater management systems and on-site retention should be encouraged and provided for.	Seeks to restrict impervious surfaces for development to 40% of the site area, and to include a condition of resource consent that requires eco-friendly water design.	Open Submission
HRZ - High Density Residential Zone /General /General	Michelle Elaine Waterfall	65.1	Oppose	The submitter opposes the HRZ (High Density Residential Zone) at No. 5 Elbourne Street, Taradale and MRZ (Medium Density Residential Zone) along Elbourne Street. Considers that while intensification will increase Taradale economic activity, it is inappropriate given the existing residential character.	Seeks deletion of HRZ and MRZ zoning from Elbourne Street, Taradale.  (Inferred relief requested)	Open Submission
HRZ - High Density Residential Zone /Objectives /HRZ-O4: Neighbourhood character and identity	Siobhan Leah-Jane	67.1	Oppose	Submitter considers the HRZ (High Density Residential Zone) and MRZ (Medium Density Residential Zone) in and around Taradale Village will result in a loss of character, public safety and amenity. Intensification will result in the irrevocable loss of King Street's special character, amenity and sense of place.	Seeks at a minimum, consultation / notification provisions not being precluded for neighbouring properties that are adversely affected / shaded by new MRZ and HRZ development in / around Taradale Village and King Street so as to identify adverse effects and potential mitigation to address local conditions. The proposal as notified is inconsistent with HRZ-O4: Neighbourhood character and identity outcomes.	Open Submission
HRZ - High Density Residential Zone /Objectives /HRZ-O5: Sustainable design and infrastructure	Erica Jit	70.1	Oppose	The submitter opposes HRZ (High Density Residential Zone) as being inconsistent with HRZ-O5: Sustainable design and infrastructure at Carnell Street. Considers HRZ intensification in non-pedestrian friendly neighbourhoods will result in increased traffic effects and resultant public safety concerns generally and specifically around Carnell, Carlyle, Thackeray streets, Kennedy Rd and Georges Drive where there are schools with school and preschool children.	Seeks deletion of HRZ from Carnell, Carlyle, Thackeray streets, Kennedy Rd and Georges Drive due to increased traffic potentially affecting people and communities health and safety due to a lack of pedestrian infrastructure and the presence of school / preschool children.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Jonathan Mumford	75.2		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. HRZ Standards such as HRZ-S1 height limits are too high and will lead to an unreasonable standard of amenity with increased street parking, vehicle movements, congestion, pollution, noise, impervious areas, inadequate infrastructure, depopulation, natural hazard risk. Greenfield land should be used for development instead.	Delete MRZ and HRZ provisions (including HRZ-S1: Height) from Taradale, Greenmeadows and Napier City and reconsider development locations.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S13: Minimum residential unit size	Jonathan Mumford	75.6	Oppose	Opposes HRZ-S13: Minimum residential unit size Standard as the submitter considers it will result in unhealthy, overcrowded dwellings with a resultant loss of sunlight, privacy, traffic safety and an increase in vehicle movements, pollution, noise, rental properties and depopulation out of Napier City for lifestyle reasons.	Delete HRZ-S13 (Minimum residential unit size) in its entirety.  (Inferred relief requested)	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S2: Height in relation to boundary	Jonathan Mumford	75.7	Oppose	Considers that HRZ recession plane requirements will not manage shading, sunshine and the increase in the number of residents will result in more vehicle movements, traffic safety, air and noise pollution.	Seeks that HRZ-S2: height in relation to boundary is deleted.(Inferred relief requested)	Open Submission

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HRZ - High Density Residential Zone /Objectives /HRZ-O3: Quality living environments	Leigh Mitchley	76.1	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) at Peddie Street, Taradale and Greenmeadows will result in a loss of neighbourhood character, accessibility, sense of community, as well as inadequate infrastructure. The HRZ-O3: Quality living environments Objective will not be achieved and intensification will instead lead to an unreasonable standard of amenity with increased rentals, isolation and inequality.	Delete MRZ and HRZ provisions (including HRZ-O3: Quality living environments) from Taradale and Greenmeadows and Council to reconsider development options.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Rick Neil Jamieson	77.1	Oppose	Considers both 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, devalue existing Peddie Street property values and result in commercial building typologies. MRZ and HRZ Standards such as HRZ-S1: Height standards will lead to an unreasonable standard of amenity with increased noise to 70dB all night, street parking and vehicle movement pressure.	Seeks that Peddie Street, Taradale and Greenmeadows are exempt from intensification in the MRZ and HRZ as notified.(Inferred relief requested)	Open Submission
HRZ - High Density Residential Zone /Objectives /	Peter Grant	78.1	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.	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
HRZ - High Density Residential Zone /Objectives /	Peter Grant	78.2	Support	Supports protection of parks and reserves through open space and natural space zones to retain green spaces for Napier, as housing density increases. Consider the need for open spaces for older people in higher density areas with limited space onsite.	No relief sought or inferred	Open Submission
HRZ - High Density Residential Zone /Policies	Peter Grant	78.3	Support	Supports policy to 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.	No relief sought or inferred	Open Submission
HRZ - High Density Residential Zone /Policies /	Peter Grant	78.5	Amend	Considers policy should state requirements for accesible and mobility permit parking in developments in high density areas. Considers universal design is essential to enablin equitable access for older limited mobility residents.	Amend to require Safe and accessible parking areas to provide access to mobility car parking and mobility scooter parking, and e-charging for both.	Open Submission
HRZ - High Density Residential Zone /Objectives	Peter Grant	78.9	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 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
HRZ - High Density Residential Zone /Policies	Peter Grant	78.10	Amend	Supports protection of parks and reserves through open space and natural space zones to retain green spaces for Napier, particularly as housing density increases. Higher density housing areas will introduce a need for open spaces so older people (and the wider population) can exercise and enjoy the outdoors, particularly if properties have limited outdoor space on site.	Amend objectives to rovide for minimum public open space zones, which are easily accessible, in high density residential areas.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S8: Fences and walls	Peter Grant	78.18	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

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HRZ - High Density Residential Zone /Objectives /HRZ-O4: Neighbourhood character and identity	Joanne Black	79.1	Oppose	Opposes proposed high-density residential zoning in Napier South. Considers that the the character and history of Vigor Brown St should be preserved and protected by making the area of Vigor Brown Street between Carnell Street to Kennedy Road and Kennedy Road to Latham Street, along with Winifred Street, a general residential zone with the addition of a heritage overlay. Considers the significance of homes dating back over 100 years having survived 1931 earthquake. Considers that the building of up to a 19.5 metre apartment style dwelling next to a 100 year old Villa would completely spoil the history and character of the homes in the area. Refers to the report by architect Graham Linwood on Napier's heritage character areas which emphasizes the historic value and character of Napier South's built environment. Consider that there is concern for potential alteration of character due to attractiveness to developers for medium-density housing. Considers that councils proposed zoning disregards this report as there is no difference between the two streets with regards to the historic qualities and style and era of housing.	Amend proposed high density zone for Vigor Brown Street & Winifred Street in Napier South, to be zoned General residential with a historic overlay, like MacDonald Street between Carnell Street and Kennedy Road. Considers that there is no difference in the history or character of the homes in these streets and the council itself commissioned a report in 2019 by registered architect Graham Linwood (Heritage Review) which concluded this.	Open Submission
HRZ - High Density Residential Zone /Issues /	Paul O'Shaughnessy	84.1	Oppose	Opposes the zoning of 1, 5, 7, 9, 13, 15 and 15A Wellesley Road, 1 Kennedy Road, and 9 and 11 Owen Street as High Density Residential.	Amend the zoning of 1, 5, 7, 9, 13, 15 and 15A Wellesley Road, 1 Kennedy Road, and 9 and 11 Owen Street to Mixed Use Zone.	Open Submission
HRZ - High Density Residential Zone /Objectives /HRZ-O4: Neighbourhood character and identity	Dr. Hans-Hasso Weichbrodt	87.1	Oppose	Opposes the High Density Residential Zoning in Taradale and Peddie Street. Considers the proposed zone would have adverse effects to life and environment more traffic, more noise, possibly more crime etc. Also considers the existing two-storey buildings and subdivisions and that any higher density would surely destroy the character of our beautiful neighbourhood.	Remove the proposed High Density Zone in Peddie Street and Taradale.	Open Submission
HRZ - High Density Residential Zone /Objectives /HRZ-O4: Neighbourhood character and identity	Jan-Gesa Weichbrodt-Borm	88.1	Oppose	Opposes the High Density Residential Zoning in Taradale and Peddie Street. Considers the proposed zone would have adverse effects to life and environment more traffic, more noise, possibly more crime etc. Also considers the existing two-storey buildings and subdivisions and that any higher density would surely destroy the character of our beautiful neighbourhood.	Remove the proposed High Density Zone in Peddie Street and Taradale.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Odette Charlotte Potgieter Henry George Potgieter	90.2	Oppose	Considers the HRZ (High Density Residential Zone) around Taradale will result in a loss of neighbourhood character, sunlight, privacy, No. 40a Peddie Street property value and result in commercial building typologies. HRZ Standards such as 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 increased noise, street parking, vehicle movements, congestion, infrastructure deficits and loss of road reserve and property greenspace.	Seeks consultation with residents and that Taradale is exempt from intensification in the HRZ as notified.  (Inferred decision requested)	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Rosemary Anne Kirby Gregory John Kirby	91.1	Oppose		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
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Ross Dobbie Eileen Dobbie	92.1	Oppose		Seeks consultation with residents and that Peddie Street, Taradale and Greenmeadows are exempt from intensification in the MRZ and HRZ as notified.  (Inferred decision requested)	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Ross Dobbie Eileen Dobbie	93.1	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 Peddie Street property values (Nos. 31 and 26 Peddie Street) and result in commercial building typologies. MRZ and HRZ Standards such as HRZ-S1: Height standards will lead to an unreasonable standard of amenity with increased noise, street parking and vehicle movement pressure.	Seeks consultation with residents and that Peddie Street, Taradale and Greenmeadows are deleted from intensification in the MRZ and HRZ as notified.  (Inferred decision requested)	Open Submission

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HRZ - High Density Residential Zone /General /General	Jean Ferguson	94.1	Oppose	Considers HRZ (High Density Residential Zone) in Winifred Street and Napier South will result in a loss of sunlight and privacy. HRZ Standards such as HRZ-S1: Height standards allowing for 6 storey apartments will lead to an increase in noise, street parking demand and vehicle movement congestion.	Delete HRZ from Winifred Street and Napier South and retain the status quo.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Jean Ferguson	94.2	Oppose	Opposes HRZ (High Density Residential Zone) provisions such as the HRZ-S1: Height Standard allowing for 6 storey apartments in the residential area of Napier South.	Delete HRZ from residential Napier South and instead maintain 1-2 storey height limit.	Open Submission
HRZ - High Density Residential Zone /Objectives /HRZ-O2: Community wellbeing	Jean Ferguson	94.3	Oppose	Considers the HRZ (High Density Residential Zone) in Winifred Street and Napier South will result in increased vehicle movement, loss of street parking and resulting public safety concerns, shading, privacy and noise.HRZ-O2: Community wellbeing is contrary to HRZ 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.	Opposes Winifred Street and Napier South being classified as HRZ with a Height limit of 19.5m. Retain 1-2 storey high limit.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Cameron David Marett	98.1	Oppose	Considers both 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, devalue existing Peddie Street property values (No. 32 Peddie Street) and result in commercial building typologies. MRZ and HRZ Standards such as HRZ-S1: Height standards will lead to an unreasonable standard of amenity with increased noise, street parking, infrastructure deficits and vehicle movement pressure resulting in congestion and the blocking of arterials and State Highways.	Seeks Peddie Street and Taradale are exempt from intensification in the MRZ and HRZ as notified.(Inferred decision requested)	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Cameron David Marett	98.11	Oppose	Considers the MRZ (Medium Density Residential Zone) in Peddie Street and HRZ (High Density Residential Zone) around Taradale will lead to an unreasonable standard of amenity with increased noise, street parking and vehicle movement pressure. MRZ and HRZ Standards such as HRZ-S1: Height standards will result in a loss of neighbourhood character, sunlight, privacy, existing Peddie Street property values (No. 32 Peddie Street) and result in commercial building typologies.	Seeks deletion of MRZ and HRZ provisions from Peddie Street and Taradale.  (Inferred decision requested)	Open Submission
HRZ - High Density Residential Zone /Introduction /	Summerset Group Holdings Limited Summerset Group Holdings Limited	103.15	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



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HRZ - High Density Residential Zone /Issues /	Summerset Group Holdings Limited Summerset Group Holdings Limited	103.16	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
HRZ - High Density Residential Zone /Objectives /	Summerset Group Holdings Limited Summerset Group Holdings Limited	103.17	Amend	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.Considers that the provisions fail to appropriately distinguish and recognise the functional and operational attributes of retirement villages.	Amend to include retirement-village specific objective, policy and rule framework for the High Density Residential Zone to better address the NPSUD to enable the provision of a diverse range of retirement housing and care options in the District.	Open Submission
HRZ - High Density Residential Zone /Policies /	Summerset Group Holdings Limited Summerset Group Holdings Limited	103.18	Amend	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.Considers that the provisions fail to appropriately distinguish and recognise the functional and operational attributes of retirement villages	Amend to add retirement-village specific objective, policy and rule framework for each of the High Density Residential Zone to better address the NPSUD to enable the provision of a diverse range of retirement housing and care options in the District  [[Inferred Relief].	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Rules Table /HRZ-R6: Retirement village premises	Summerset Group Holdings Limited Summerset Group Holdings Limited	103.19	Amend	Supports the restricted discretionary activity classification for 'Retirement village premises' in the High Density Residential Zone however, seeks that these activities are precluded from both public and limited notification.	No specific relief sought. Amend Rule HRZ-R6 to provide a preclusion for retirement villages to be notified on a public or limited basis [Inferred Relief].  Refer to full submission for details.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /	Summerset Group Holdings Limited Summerset Group Holdings Limited	103.20	Amend	[List]	Delete the following standards for retirement villages:  <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 amendment to provide specific standards and specific assessment framework for retirement villages which consider the location of this activity on large sites allow for amenities different to that of standard residential dwelling.	Open Submission
HRZ - High Density Residential Zone /Assessment criteria /	Summerset Group Holdings Limited Summerset Group Holdings Limited	103.21	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
HRZ - High Density Residential Zone /Objectives /HRZ-O4: Neighbourhood character and identity	Kevin Corkery	104.1	Oppose	Opposes the proposed rezoning of Taradale to medium and high density zones to protect against crime and lowering of property value.	Remove the medium and high density zones in Taradale.	Open Submission

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Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Rules Table /HRZ-R1: Residential units and residential activity	Andrea Millar	105.13	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 HRZ-R1 applying to “residential units”	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Lynette Harris	106.1	Amend	<p>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.</p> <p>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.</p> <p>Submitter is stressed about their future and believes it is unnecessary as vacant land exists in Napier.</p>	Relief Sought is not included, however inferred relief sought is that the submitter wants Taradale and Greenmeadows to be zoned as General Residential.	Open Submission
HRZ - High Density Residential Zone /Objectives /HRZ-O3: Quality living environments	Lynette Harris	106.3	Amend	<p>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.</p> <p>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.</p> <p>Submitter is stressed about their future and believes it is unnecessary as vacant land exists in Napier.</p>	Relief Sought is not included, however it is inferred that the submitter seeks the area around Peddie Street to be rezoned General Residential (not HRZ).	Open Submission
HRZ - High Density Residential Zone /Objectives /HRZ-O4: Neighbourhood character and identity	Lynette Harris	106.6	Amend	<p>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.</p>	Relief Sought is not included, however it is inferred that the submitter seeks the area around Peddie Street to be rezoned General Residential (not HRZ).	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Lilian Sandra Winnie	107.1	Oppose	Opposes a maximum building height of 19.5m for Taradale.	No specific relief sought. Seeking amendment to standard to reduce maximum building height limit in Taradale [Inferred].	Open Submission
HRZ - High Density Residential Zone //General	Amy Dove	110.1	Amend	Amend High Density Residential Zones (HRZ) to exclude Napier South, particularly Carnell Street. Considers impact on light, privacy, noise, aesthetic, house values, traffic, parking, safety of school students and the overall wellbeing of residents. Considers that the street has character homes which are part of art deco tours, and that 6 storey buildings will impact the feel of the street. Considers the street is used as racetrack and proposes HRZ will worsen this. Submitter has not been consulted or informed on the proposal or impacts.	Seeks to Amend HRZ to exclude Carnell Street from HRZ or change the height of buildings within an HRZ.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Cameron David Marett	111.1	Oppose	Opposes building and structures height of 19.5m	No specific relief sought. Seeking amendment for a reduction in building height limited [Inferred].	Open Submission
HRZ - High Density Residential Zone //	Lawrence and Kerryn Yule	112.1	Oppose	Submission points have been summarised as specific points under submission points 112.2-5	Relief sought points have been summarised as specific points under submission points 112.2-5	Open Submission

# HRZ - High 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)
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Lawrence and Kerryn Yule	112.5	Oppose	Opposes performance standard for a maximum height of 19.5m and six-storey buildings in Napier.	Amend the maximum height limits to facilitate a maximum of 3-storeys throughout Napier.	Open Submission
HRZ - High Density Residential Zone /Policies /HRZ-P5: Urban character	Sheena Revington Peter Revington	114.1	Amend	Considers allowing up to six storey residential buildings in Napier South, specifically in Vigor Brown Street would destroy the character of the area. States that only 3-4 years ago the street was proposed to be a special character area, preventing further development.	Amend to protect the special character of Vigor Brown Street by not allowing multi storey developments.	Open Submission
HRZ - High Density Residential Zone /Policies /HRZ-P5: Urban character	Philip Leake	116.1	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
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Rules Table /HRZ-R1: Residential units and residential activity	Kate Graham	119.2	Amend	Amend Rule HRZ-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 (HRZ-R1B) which permits minor residential units in the High Density Residential zone with the same wording as GRZ-R3A. The reason for this requested amendment to HRZ-R1A and the addition of HRZ-R1B is the proposed High Density Residential zone currently comprises existing development – all new development in the High Density Residential zone is infill / brown fields development. 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 High Density Residential zone multi generational living will be unachievable.	Amend Rule HRZ-R1A as follows:  one residential unit per site  <del>Note: Minor residential units are considered standard residential units subject to this rule within the High Density Residential Zone.</del>  and include a new permitted activity rule HRZ-R1B - minor residential unit, which permits minor residential units in the High Density Residential zone with the same wording as GRZ-R3A:  "Activity Status: Permitted  Where:  <u>One minor residential unit per site, and</u>  <u>The gross floor area of the unit does not exceed 80m<sup>2</sup>.</u>	Open Submission
HRZ - High Density Residential Zone /Objectives /HRZ-O2: Community wellbeing	Shirley Rosina Carrington	121.1	Oppose	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 HRZ-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.	Seeks Peddie Street and Taradale are exempt from intensification in the HRZ and MRZ as notified.  (Inferred relief requested)	Open Submission
HRZ - High Density Residential Zone /Policies /HRZ-P7: Sustainable design and infrastructure	Shirley Rosina Carrington	121.2	Oppose	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. Policy HRZ-P7: Sustainable design and infrastructure is inconsistent with the building of more houses given existing infrastructural deficits as well as the 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 and congestion.	Delete HRZ-P7: Sustainable design and infrastructure as being contrary to the HRZ intensification provisions outcomes and seeks Peddie Street and Taradale are exempt from intensification in the HRZ and MRZ as notified.  (Inferred relief requested)	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Shirley Rosina Carrington	121.4	Oppose	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. HRZ Standards such as HRZ-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 MRZ and HRZ provisions (including HRZ-S1: Height) from Peddie Street and Taradale as notified.  (Inferred relief requested)	Open Submission



# HRZ - High 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)
HRZ - High Density Residential Zone /Objectives /HRZ-O4: Neighbourhood character and identity	Shirley Rosina Carrington	121.7	Oppose	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 the existing No. 5 Peddie Street property value and result in commercial building typologies. Objective HRZ-O4: Neighbourhood character and identity of integrated neighbourhoods is inconsistent with a lack of sunlight, privacy, 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 for an increased population.	Seeks that Peddie Street and Taradale are exempt from intensification (including HRZ-O4: Neighbourhood character and identity) provisions in the HRZ and MRZ as notified.  (Inferred relief requested)	Open Submission
HRZ - High Density Residential Zone /Objectives /HRZ-O2: Community wellbeing	Janet Anne Neill Abby Olivia Neill	127.5	Oppose	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. Submitter is directly impacted by the plan.	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
HRZ - High Density Residential Zone /Objectives /HRZ-O2: Community wellbeing	Sandra Esther Wilson	129.1	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. Is concerned about 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
HRZ - High Density Residential Zone /Objectives /HRZ-O4: Neighbourhood character and identity	Sandra Esther Wilson	129.2	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. Is concerned about impacts on noise, traffic, loss of green spaces, birdlife, character, sunlight, privacy, community, parking, anti-social behaviour, wind issues and the value of properties. Particular focus on loss of trees, green spaces, birdlike, natural sunlight, privacy and community.	Relief Sought is not included.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential /General	Kim Hunter	130.1	Oppose	Considers the HRZ (High 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
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Kim Hunter	130.3	Oppose	Considers the HRZ (High 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. Standard HRZ-S1 height limits for their property are too high and will lead to an unreasonable standard of amenity without consultation with neighbouring property owners, 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
HRZ - High Density Residential Zone /Objectives /HRZ-O3: Quality living environments	Kim Hunter	130.4	Oppose	Considers the HRZ (High Density Residential Zone) at 9A Peddie Street, Taradale will not achieve the HRZ-O3: Quality living environments Objective and intensification will instead lead to an unreasonable standard of amenity with a loss of neighbourhood character, sunlight, privacy and outlook.	Delete HRZ and MRZ provisions in their entirety (including HRZ-O3: Quality living environments) from existing neighbourhoods and reconsider greenfield development locations with fit for purpose infrastructure and amenity.	Open Submission

# HRZ - High 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)
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Andrea Furness	132.5	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. HRZ Standards such as HRZ-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 HRZ-S1: Height) from Elbourne Street, Taradale.  (Inferred relief requested)	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential /	Carl & Rebecca Berryman	140.1	Oppose	The submitter opposes the HRZ (High Density Residential Zone) provisions for Vigor Brown and McDonald Street between Kennedy Road and Carnell Street. Considers that intensification will result in the loss of significant character / heritage residential architecture (as per the Napier Heritage Character Study 2019 that identified 89% of homes contained significantly high levels of heritage houses) due to proposed six-storey apartment bulk, scale and form upon the streetscape, loss of privacy, increased shade, lack of onsite parking, roading infrastructure pressure, residents' declining property restoration investment and their social well-being. (The reasons are stated in detail in the full submission)	Seeks deletion of HRZ in Napier South for all of the area within Georges Drive, Kennedy Road, Carnell Street and Jull Street. Together with the designation of Historic Heritage Overlay status for Vigor Brown Street and McDonald Street, between Kennedy Road and Carnell Street.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential /General	Robina Anne Tipiwai	141.5	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
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Rules Table /HRZ-R1: Residential units and residential	Pip Beachen	142.8	Support	Supports the retention of a Restricted Discretionary Activity Status where activity conditions are not met, including new houses on small vacant sites and/or multiple residential units on a site. Aalso supports the default non-notification for applications under this rule on both a public and limited basis.	Retain HRZ-R1.	Open Submission
HRZ - High Density Residential Zone /Assessment criteria /HRZ-AC1: Residential units (HRZ-R1); Relocated buildings (HRZ-R5); Retirement village premises (HRZ-R6)	Pip Beachen	142.9	Oppose	Opposes the introduction of the Hastings Residential Intensification Design Guide into the statutory assessment process. Considers it is a useful tool to achieve quality design outcomes, however would introduce an additional layer of subjectivity and uncertainty. Seeks it's retention as a non-statutory guidance document only, with resource consents to be assessed against concise 'material' development criteria in the District Plan.	Delete Assessment Criteria HRZ-AC1(g) and (q). Supports the retention of the remaining assessment criteria (a) – (f), (h) – (p), (r) and (s).	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S2: Height in relation to boundary	Pip Beachen	142.11	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. The submission requests 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. Additionally, with respect to the High Density Residential Zone, the submission points seek amendments to the standards to allow for the optimal uptake of denser typologies to maximise use of this rezoned land for these purposes. The submitter notes concern regarding implementation by Councils Engineering Team of minimum floor levels above flood hazards across large areas of Napier and the implications this has on complying with height in relation to boundary standards. In some cases, sites are required to be raised 0.9m above existing ground level which compromises the ability to develop within a site, particularly for two-story dwellings. Notes that examples in parts of residential Christchurch which became susceptible to flooding were mapped within a Flood Management Area, and within these areas they are now exempt from complying with standard height in relation to boundary controls. Instead, the applicable recession planes within these areas are now determined as if the ground level at the relevant boundary was the minimum floor level set by the flood hazard (or natural ground level, whichever is higher).Considers this is an appropriate approach for Napier flood hazards as development of the site is not restricted by the requirement to raise the site	Amendment to the HRZ standards to allow for the optimal uptake of denser typologies to maximise use of this rezoned land for these purposes.  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

# HRZ - High 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)
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Pip Beachen	142.32	Support	Supports a maximum height of 19.5m within the High Density Residential Zone.	Retain HRZ-S1.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S2: Height in relation to boundary	Pip Beachen	142.33	Amend	Considers that the height in relation to boundary requirement too restrictive to allow for the efficient uptake of high density residential development constructed up to a height of 19.5m. the current recession planes push buildings of this height off the boundary considerably, therefore reducing the effective building area on a site. This is additionally exacerbated via the requirement to raise sites above flood levels applied by NCC. Requests that the height in relation to boundary line starts at the same level on the boundary as the minimum floor level applied to the site. Refers to implementation in the Christchurch District Plan. Refer to original submission for further detail. 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 height in relation to boundary rules to be relaxed within the Medium Density Residential Zone to allow the efficient development of these sites. Seeks that consideration is given to conjoined duplex/terraced houses on separate lots whereby the height in relation to boundary standards are not required to be applied. Amend so that height in relation to boundary plane is taken from the minimum floor level at the relevant boundary.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S3: Front yards	Pip Beachen	142.34	Amend	Considers that the 1.5m setback is too onerous for apartment buildings which are better suited to be constructed up to a front boundary.	Amend so that the provisions consider a separate standard for apartment buildings whereby a front yard setback is not required.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S4: Other yards	Pip Beachen	142.35	Amend	Supports a setback distance of 1m from side and rear boundaries however no provision is made for duplex or terrace housing typologies.	Delete the requirement to comply with yard setbacks between attached dwellings across boundaries to give effect to Policy HRZ-P1	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S5: Building coverage	Pip Beachen	142.36	Amend	Opposes a building coverage of 50% for apartment style buildings. Considers that the standard as notified compromises the optimal uptake of land for residential purposes to maximise the yield anticipated by the zone.	Amended and increase standard to better reflect the anticipated building typologies for the zone.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S6: Impervious area	Pip Beachen	142.37	Support	Supports an impervious area of 80% for the High Density Residential Zone.	Retain HRZ-S6	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S8: Fences and wall	Pip Beachen	142.38	Support	Supports the retention of a fence and wall height of 2m within side and rear yards to provide for retaining and an adequate fence height above this retaining while still falling within the permitted fence height threshold, due to significant fill required to be placed in residential sites to achieve minimum floor levels above flood hazards.	Retain HRZ-S8.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S9: Garages and accessory buildings	Pip Beachen	142.39	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 dwellings to the street without requiring this restrictive control.	Delete HRZ-S9.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S10: Windows to the street	Pip Beachen	142.40	Amend	Opposes 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 appreciation for the requirement for passive surveillance and streetscape connectivity, however considers that the requirement for 20% glazing of the full façade is not appropriate in situations where there is a street facing garage. For multi-unit developments, the assessment criteria will apply in addition to the standard. Further flexibility is sought.	Amend the standard to only require 20% of the façade beyond any area occupied by a garage door to be in glazing.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S11: Outdoor living space	Pip Beachen	142.41	Oppose	Opposes the wording of HRZ-S11(3) and seeks further clarity around the interpretation of this standard.	Amend or delete HRZ-S11(3) as further clarity is required.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S12: Residential Outlook space	Pip Beachen	142.42	Oppose	Opposes the wording of the standard as notified for principle living spaces in that it requires an outlook which is more onerous than the outdoor living space requirement of 20m2.	Amend so that the outlook space for a principal living room is consistent of that with the outdoor living space.	Open Submission

# HRZ - High 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)
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S13: Minimum residential unit size	Pip Beachen	142.43	Support	Supports the minimum residential unit size as notified.	Retain HRZ-S13.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S14: Maximum building length	Pip Beachen	142.44	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.	Amend to remove the requirement for building separation and instead focus on architectural relief for 4m of the building to break up a continuous length or delete the standard and utilise assessment criteria to assess design matters.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /General	Pip Beachen	142.55	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
HRZ - High Density Residential Zone /HRZ - High Density Residential /General	Shana Jessie Marie Cochrane	144.5	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
HRZ - High Density Residential Zone /HRZ - High Density Residential /General	William Nunes	145.5	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
HRZ - High Density Residential Zone /Objectives /HRZ-O2: Community wellbeing	Ethel Kearns	146.1	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
HRZ - High Density Residential Zone /Objectives /HRZ-O4: Neighbourhood character and identity	Ethel Kearns	146.2	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
HRZ - High Density Residential Zone /Objectives /HRZ-O3: Quality living environments	Ethel Kearns	146.4	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
HRZ - High Density Residential Zone /HRZ - High Density Residential /	Catherine Hawkins	148.2	Amend	Concerns the increasing tendency for Council's to enable greater intensification of residential developments than anticipated by residents. Recent examples of higher density developments have demonstrated the parking, economic and social implications of these developments on the community. Residents should be entitled to have a say on any change to the character of their neighbourhood and so applications should be notifiable.	Amend provisions to make all these resource consent(s) applications <u>notifiable</u> so the community has an opportunity to have their say.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential /	Mark Witkowski Arna Witkowski	152.1	Oppose	Opposes the High Density Residential Zone in Carnell St, Napier South. Considers the lack of capacity for higher density on Carnell St. Considers the adverse effects to congestion. Also considers the negative effect on sunlight access. Expresses concern for the potential development of Kainga Ora housing with the enabling of six storey dwellings on Carnell St. Considers the adverse effects on surrounding schools. Considers the higher density would detract from the values of the heritage and art deco homes. Considers the negative impact on the financial value of existing homes in the proposed zones. Considers 6-storeys too high for Napier.	Seeks the removal of the proposed High Density Residential Zones considering the adverse social effects of six storey developments.	Open Submission

# HRZ - High 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)
HRZ - High Density Residential Zone /Policies /HRZ-P5: Urban character	Mark Witkowski Arna Witkowski	152.2	Oppose	Opposes the High Density Residential Zone in Carnell St, Napier South.Considers the lack of capacity for higher density on Carnell St.Considers the adverse effects to congestion. Also considers the negative effect on sunlight access.Expresses concern for the development of Kainga Ora housing with the enabling of six storey dwellings on Carnell St. Considers the adverse effects on surrounding schools. Considers the higher density would detract from the values of the heritage and art deco homes. Considers the negative impact on the financial value of existing homes in the proposed zones. Considers 6-storeys too high for Napier.	Seeks the removal of the proposed High Density Residential Zones considering the adverse social effects of six storey developments	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Mark Witkowski Arna Witkowski	152.3	Oppose	Opposes the High Density Residential Zone in Carnell St, Napier South.Considers the lack of capacity for higher density on Carnell St.Considers the adverse effects to congestion. Also considers the negative effect on sunlight access.Expresses concern for the development of Kainga Ora housing with the enabling of six storey dwellings on Carnell St. Considers the adverse effects on surrounding schools. Considers the higher density would detract from the values of the heritage and art deco homes. Considers the negative impact on the financial value of existing homes in the proposed zones. Considers 6-storeys too high for Napier.	Seeks the removal of the proposed High Density Residential Zones considering the adverse social effects of six storey developments	Open Submission
HRZ - High Density Residential Zone /Issues /	- Angie Denby	154.1	Oppose	Oppose the HRZ (High Density Residential) zoning of Vigor Brown Street. The Graham Linwood Heritage Character report concludes the areas has significantly high level of character. High density development will impact character, block sunlight and privacy, and affect quality of living for residents. Creation of congestion issues; unreliable public transport.	Remove HRZ from Vigor Brown Street and rezone to General Residential. Extend Napier South Heritage Overlay to Vigor Brown St. Limit high density areas to those that already have it.	Open Submission
HRZ - High Density Residential Zone	Amy Lee	156.1	Amend	Amend High Density Residential (HRZ) to exclude Nelson Crescent and the western side of Wellesley Road. Submitter purchased home because of its character and history and has spent time retaining these. Due to the nature of buildings on Nelson Crescent it is unsuitable for HRZ and should be protected as a heritage area, 2019 report by Graham Linwood supports this.	Seeks to delete Nelson Crescent and the western side of Wellesley Road from HRZ and retain them as "main residential" zones.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential /	Martin Wood	157.1	Oppose	Oppose the proposed rezoning of Vigor Brown Street and the surrounding neighbourhood to allow High Density housing, for the following reasons:  the expectation of peace, quiet, tranquillity, back gardens - qualities that will disappear if rezoned sealevel rising which could impact on low lying areas of Napier. Unwise to invest in infrastructure needed to support high density. patterns of work and business changing - no need to concentrate residential around the city centre anymore No requirement under NPS:UD to allow 6 storey buildings Insufficient public transport NCC poor record for managing large apartment blocks 2020 NCC work indicating high levels of character within the street	Remove HRZ from any existing suburbs of Napier. Rezone HRZ area on the area bounded by George's Drive, Kennedy Road, Jull and Carnell Streets to General Residential Zone. No High Density housing should be allowed in any existing suburbs of Napier, to avoid problems of shading and loss of privacy to existing residents.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential /	Jacqui Leake	158.1	Amend	Amend Medium Density Residential Zone (MRZ) and High Density Residential Zone (HRZ) to exclude Napier South, particularly HRZ between Jull Street and Georges Drive. Has concerns about impact on sunlight, noise, privacy, traffic, parking and preservation of character. Submitter suggests HRZ would be more suitable for Douglas Street and surrounding areas. Considers the public consultation process has been poorly executed and wants more consideration in the locations of MRZ and HRZ.	Seeks to retain the current residential settings in Napier South. The reasons are stated in detail in the full submission.	Open Submission
HRZ - High Density Residential Zone /Objectives /HRZ-O2: Community wellbeing	John Gillon	161.1	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



# HRZ - High 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)
HRZ - High Density Residential Zone /Objectives /HRZ-O4: Neighbourhood character and identity	John Gillon	161.2	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
HRZ - High Density Residential Zone /Objectives /HRZ-O3: Quality living environments	John Gillon	161.4	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
HRZ - High Density Residential Zone /HRZ - High Density Residential /General	Dorothy Brunei Kelsey	162.5	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
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Allan Thompson	163.2	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
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Monique Charlotte Maria Van Groenewoud Raymond Mears	167.4	Oppose	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
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S4: Other yards	Sheena McGuire	168.112	Amend	Notes that the HRZ Chapter does not contain a specific rail corridor building setback standard. Instead, the rail corridor boundary is assessed as a side or rear yard site boundary and a 1m building setback applies.Considers that setbacks are a common planning tool used to ensure the safe and efficient operation of activities such as the railway corridor, particularly when it may come into conflict with adjacent land uses. For rail, a setback provides a safe physical distance between a building and the railway corridor boundary. Heavy freight trains run on the railway lines through the Napier City District. Considers that without a sufficient setback, people painting their buildings, clearing gutters or doing works on their roof will need to access or foul the rail corridor. If a person or object encroaches onto the rail corridor, there is a substantial risk of injury or death for the person entering the rail corridor. Considers that a setback control has obvious safety benefits for the users of the land adjoining the rail corridor and users of the rail corridor. Also notes the efficiency benefits for rail operations, mitigating against the risk of train services being interrupted by unauthorised persons or objects entering the rail corridor. Considers that without appropriate setback requirements, there is significant risk of adverse health and safety effects impacting people locating and working in proximity to the railway corridor.Seeks a new clause within HRZ-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>Amend as follows:</p> <p>No part of any building may be erected closer than 1 m to a side or rear site boundary unless:</p> <ol style="list-style-type: none"> <li>a. written approval of the adjacent landowner(s) is provided, there is an existing common wall between two buildings on adjacent sites, or where a common wall is proposed, and</li> <li>b. 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> </ol> <p><u>No part of any building or structure may be located within a 5m setback from a boundary shared with a rail corridor.</u></p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. Purpose of the standard;</li> <li>2. Safety, attractiveness, and connectivity of streets and public open spaces;</li> <li>3. Quality living environments;</li> <li>4. Operation and maintenance of watercourses and open drains;</li> <li>5. The safe and efficient operation of the rail network;</li> <li>6. <u>Compatibility with the surrounding environment; and</u></li> <li>7. The reason for the reduced setback.</li> </ol>	Open Submission

# HRZ - High 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)
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Susan Elaine Macdonald	178.1	Amend	Considers that High Density Residential Zones (HRZ) should 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.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.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.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.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.	Relief Sought is not included, however it is inferred that the submitter seeks that the proposal to rezone Napier South and Marewa HRZ be rejected.  It is also inferred that the submitter seeks that buildings within the HRZ be notifiable.  It is also inferred that the submitter seeks the approval of the proposal relating to front fences.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Rules Table /HRZ-R1: Residential units and residential activity	Susan Elaine Macdonald	178.4	Amend	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.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.Regarding proposed new regional park concept at 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.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.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.	Relief Sought is not included, however it is inferred that the submitter seeks the rejection of the proposal to rezone Napier South and Marewa HRZ.  It is also inferred that the submitter seeks that all buildings within the HRZ to be notifiable.  It is also inferred that the submitter seeks the inclusion of front fence rules as proposed.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S8: Fences and walls	Susan Elaine Macdonald	178.5	Support	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.	Relief Sought is not included, however it is inferred that the submitter seeks that the proposal to rezone Napier South and Marewa HRZ be rejected.  It is also inferred that the submitter seeks that buildings within the HRZ be notifiable.  It is also inferred that the submitter seeks the approval of the proposal relating to front fences.	Open Submission

# HRZ - High 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)
HRZ - High Density Residential Zone /Objectives /HRZ-O1: Housing supply and diversity	Ben Hasselman	181.3	Amend	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. 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.	Seeks to encourage Napier City Council to develop and adopt an amendment to the HRZ provision/s 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.  (The reasons are stated in detail in the full submission)	Open Submission
HRZ - High Density Residential Zone /Objectives /HRZ-O2: Community wellbeing	Michael Tony Carson Narelle Vicky Carson	188.1	Amend	Amend High Density Residential (HRZ) and Medium Density Residential (MRZ) in Taradale, particularly Peddie Street. Considers social impacts, on both health and well-being of residents. Is concerned about 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
HRZ - High Density Residential Zone /Objectives /HRZ-O4: Neighbourhood character and identity	Michael Tony Carson Narelle Vicky Carson	188.2	Amend	Amend High Density Residential Zones (HRZ) and Medium Density Residential Zones (MRZ) particularly in the Taradale area including Peddie 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
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Rules Table /HRZ-R1: Residential units and residential activity	Angela McFlynn	189.49	Amend	Considers precluding public or limited notification for any development of a residential site to contain more than 1 residential unit is not appropriate. Significant increases in density have the potential to have significant adverse effects on the surrounding residential area, and residents have a right to have their concerns considered when there are potential direct effects on the use and enjoyment of their property. The Council, through the District Plan should show respect for their community and allow for public and / or limited notification where appropriate.	Amend HRZ-R1: Residential units and residential activity to:  Notification status: Any application under this rule is precluded from being notified on a public or limited basis, <u>only if compliance with all of standards HRZS1-HRZS14 is achieved.</u>	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S2: Height in relation to boundary	Fleur Lincoln Napier City Council	196.73	Amend	The current wording of this rule could be supported by amendments and/or a diagram to assist with implementation. i.e. a site plan review showing the area to which either clause (1) or (2) applies, then cross-sections demonstrating the required recession planes.	Amend wording and/or add diagrams to assist in understanding how to apply the standard.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential /	A Davidson	197.1	Oppose	Opposes High Density Residential (HRZ) in any Napier suburb. Allowing such developments will blemish the landscape, reduce property values impact the character of neighbourhoods, and create challenges for residents. HRZ 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 HRZ impacting sunlight, privacy, noise, and crime. It is unfair to inflict HRZ on homeowners and rate payers and will create undesirable neighbourhoods. Also has concerns of carparking and ability to sustain traffic.	Seeks to amend plan and place HRZ out of city limits and not impact current neighbourhoods.  The reasons are stated in detail in the full submission.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential /General	Scott Gould	199.2		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

# HRZ - High 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)
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Darryl Furness	200.5	Amend	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.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.Also mentions the healthcare system and its ability to cope with an increased population.Height of buildings in HRZ will impact sunlight for residents affecting their health.	Relief Sought is not included.	Open Submission
HRZ - High Density Residential Zone /Policies /HRZ-P5: Urban character	warren pearce	206.2	Oppose	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)	Inferred request to remove the proposed medium and high density chapters to protect private property rights.	Open Submission
HRZ - High Density Residential Zone /Objectives /General	Georgina McPherson	215.123	Oppose	None of the objectives, policies or rules refer to reverse sensitivity effects. The Fuel Companies have two service stations which are either within or immediately adjacent to the HRZ and note that the activities provided for within this zone may be sensitive to the effects of these existing lawfully established activities.	<p>Add new objective and policy as follows:</p> <p><u>HRZ-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>HRZ-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 HRZ-R1B, HRZ- R4B, HRZ-R6 and HRZ-R8 as follows:</p> <p>HRZ-R1B: Residential units and residential activity HRZ-R4B: Visitor accommodation</p> <p>HRZ-R6: Retirement village premises</p> <p>HRZ-R8: Activities infringing standards HRZ-S1 - HRZ- S14</p> <p>Matters of discretion are:</p> <p><u>... Reverse sensitivity effects on established adjacent land uses.</u></p>	Open Submission
HRZ - High Density Residential Zone /Policies /HRZ-P6: Non-residential activities	Georgina McPherson	215.124	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 HRZ-P6 as follows:</p> <p>Limit <u>new</u> non-residential activities in the zone to:</p> <p>a. prioritise ...</p>	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Rules Table /General	Georgina McPherson	215.125	Oppose	The HRZ rules do not provide for existing service stations activities, including any alterations or additions to the existing activity. As a result, any alteration or addition to the existing activity is a non- complying activity in the zone under rule HRZ-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).	<p>Add new rule as follows:</p> <p><u>HRZ-RX: Service stations Activity status: Discretionary</u></p> <p><u>Where:</u></p> <p><u>1.The activity is an addition, alteration or redevelopment of an existing service station.</u></p>	Open Submission

# HRZ - High 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)
HRZ - High Density Residential Zone /Policies /HRZ-P3: Quality living environments - adjoining sites	Shravan Miryala	217.68	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 HRZ-P3 as follows:  Mitigate the potential adverse effects of development on adjoining sites without limiting the ability to achieve the planned high-density residential built character, including by:  a. Setting buildings back from side and rear boundaries;  b. Limiting the length of buildings along side and rear boundaries;  c. Providing opportunities for sunlight access to neighbouring sites, <del>and</del>  d. For residential unit development involving four or more residential units, encouraging the use of design techniques such as building recesses, varied architectural treatment, and landscaping along side and rear boundaries., and  <u>e. managing reverse sensitivity at zone interfaces and the interface between commercial and noise-sensitive activities.</u>	Open Submission
HRZ - High Density Residential Zone /Policies /HRZ-P6: Non-residential activities	Shravan Miryala	217.69	Amend	Considers that the 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 HRZ-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  c. minimise effects on residential amenity.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Rules Table /General	Shravan Miryala	217.70	Oppose	Opposes as the "catch all other" Rule HRZ-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 the rules 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 HRZ-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>HRZ-RX: Alterations, additions and redevelopment of existing service stations</u>  <u>Activity status: Discretionary</u>	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Rules Table /HRZ-R9: Activities not otherwise provided for under Rules HRZ-R1 - HRZ-R8	Shravan Miryala	217.71	Oppose	Opposes as any changes to existing service stations will trigger a consent as a Non-Complying activity which is considered to be quite onerous given the activity has been lawfully established. Considers that Service Stations need to be identified as a separate activity with a Discretionary activity status where there will be scope for Council to assess the effects and also identify service stations as an activity especially in existing circumstances which is the case for existing Z Service Stations.	Insert new Rule  <u>HRZ-R9: Service Stations</u>  <u>Activity Status: Discretionary Activity.</u>  <u>This will require HRZ-R9 R10: Activities not otherwise provided for under Rules HRZ-R1 - HRZ-R8R9</u>	Open Submission



# HRZ - High 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)
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S7: Landscaped area	Shravan Miryala	217.72	Amend	Supports that HRZ-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. However considers that any changes to existing service stations will have to consider this standard which is not currently achieved at the site identified above in the HRZ. Considers, 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 considers that for service station sites, incorporating 50% of front yard landscaping into front boundary is problematic as service stations are served by large non-standard vehicle crossings which take up a significant length of the road frontage. Also considers that service stations 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, shrubs and plants can create a nuisance commercially and in terms of root extent and traffic safety.	Amend Standard HRZ-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
HRZ - High Density Residential Zone /HRZ - High Density Residential /	Stu McLauchlan	218.1	Oppose	High Density developments have a dramatic effect on neighbouring properties in terms of privacy, light, parking and the value of properties, these effects need consideration. the council or developers should offer to buy out effected parties.	Seeks to include voluntary buy out requirement.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Rules Table /HRZ-R5: Relocated buildings	Sean Thompson	225.4	Amend	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.  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.	Seeks to amend the relocated buildings activity PDP Rules as follows:  a. Provide for relocated buildings as a permitted activity (like HRZ) in all relevant zones, excepting where a specified heritage or conservation or urban design consideration applies; 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; 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: 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; 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).  Consequential or further relief including to the relevant objectives, policies and provisions of the proposed plan in order to give effect to relief sought.  (The reasons are stated in detail in the full submission)	Open Submission

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HRZ - High Density Residential Zone /Introduction	Sian Stirling Jessica Ensing	231.51	Amend	<p>Considers that the Ministry has an obligation to provide educational support and facilities for High Density Residential Zones (HRZ). While acknowledging that the purpose of HRZ is to provide for residential activities with a higher concentration of buildings, the ministry requests that amendments be made to the introduction to allow for social infrastructure such as educational facilities.</p>	<p>Seeks to make the following amendment:</p> <p>The purpose of the High Density Residential Zone is to provide predominantly for residential activities with a higher concentration and bulk of buildings than previously provided for and other compatible activities. This zone provides for urban residential living in the form of terrace housing and apartments. The zone is predominantly located around the city centre and Taradale town centre to support the highest levels of intensification in areas where this is appropriate.</p> <p>Enabling high-density residential development within a walkable catchment to the city centre (and other amenities where appropriate) provides for a greater range of housing choice within Napier city. It also provides opportunities for more people to walk or cycle to work and play in the city centre, which contributes to community and economic wellbeing.</p> <p>The High-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, daylight access, privacy, and recognition of site context in design;</li> <li>· Enabling growth, including intensification close to the city</li> </ul>	Open Submission
HRZ - High Density Residential Zone /Objectives /HRZ-O2: Community wellbeing	Sian Stirling Jessica Ensing	231.52	Support	<p>Supports development and activities that contribute to safe, secure communities that provides for social wellbeing. The Ministry considers the establishment of any educational facilities within the HRZ to contribute to social well-being.</p>	Retain as proposed.	Open Submission
HRZ - High Density Residential Zone /Policies /HRZ-P6: Non-residential activities	Sian Stirling Jessica Ensing	231.53	Amend	<p>Considers it is essential that educational facilities are enabled to support High Density Residential Zones (HRZ). Educational facilities, particularly early childhood centres and schools, need to be located within all residential zones to enable all members of the community to have adequate access to education.</p> <p>The Ministry typically use the NoR process for its school sites. In the Ministry's experience the objectives and policies of the zone are important provisions used to assess NoRs. Therefore, it is important to have strong objectives and policies that tell council and plan users that educational facilities are anticipated within the Zone.</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 Amend to add an additional provision:</p> <p>activities</p> <p>Limit Non-residential activities in the zone to:</p> <ol style="list-style-type: none"> <li>a. prioritise efficient use of the zone for residential activities;</li> <li>b. minimise effects on the vitality of centre zones, and</li> <li>c. minimise effects on residential amenity</li> </ol> <p><u>only those required to support well-functioning urban environments.</u></p>	Open Submission

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HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Rules Table /General	Sian Stirling Jessica Ensing	231.54	Amend	<p>Considers Rule HRZ-R9 states that activities not otherwise provided for under rules HRZ-R1 – HRZ-R8 are non-complying. Any non-residential activities including educational facilities that fall under this rule would be non-complying. Educational facilities are not provided for and would therefore be a non-complying activity. The Ministry does not support this.</p> <p>Requests that educational facilities are provided for and enabled in the HRZ to serve the educational needs of the residential community and recommend a restricted discretionary activity status. The Ministry acknowledges that educational facilities can have effects on the surrounding environment, but these can be managed through appropriate matters of discretion. The Ministry proposes the following matters of discretion to restrict council's assessment to 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, the Ministry would appreciate the opportunity to work with council to finalise this provision and come to an agreement on these matters of discretion.</p>	<p>Seeks to Amend HRZ to add the following provision:</p> <p><u>HRZ-RX</u></p> <p><u>Educational Facility</u></p> <p><u>Activity Status: Restricted Discretionary Matters of discretion are:</u></p> <ol style="list-style-type: none"> <li><u>1. Scale, design, layout, setbacks and screening;</u></li> <li><u>2. Contribution to local community wellbeing;</u></li> <li><u>3. Effects on the streetscape and neighbourhood character;</u></li> </ol>	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential /General	Pauline Sutton	236.1	Oppose	Opposes high density residential zone provisions. Considers the negative impact to house value and access to capital. Considers the risk of loss of privacy, sunlight access and increased noise in intensified areas.	No specific relief stated. Relief inferred to delete Medium Density Residential Provisions	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Pauline Sutton	236.2	Oppose	Opposes high density residential zone height provisions. Considers the risk of loss of privacy, sunlight access and increased noise in intensified areas.	No specific relief stated. Relief inferred to delete Medium Density Residential Provisions	Open Submission
HRZ - High Density Residential Zone /Objectives /HRZ-O3: Quality living environments	Pauline Sutton	236.3	Oppose	Opposes high density residential zone provisions. Considers the negative impact to house value and access to capital. Considers the risk of loss of privacy, sunlight access and increased noise in intensified areas.	No specific relief stated. Relief inferred to delete Medium Density Residential Provisions	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential /General	Murray and Elly Buchanan	237.2	Oppose	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.	Delete all the medium and high density residential provisions and replace with the existing residential zones.	Open Submission

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HRZ - High Density Residential Zone /HRZ - High Density Residential /General	Damien Shalfoon	239.2	Amend	<p>Amend The Napier South Historic Overlay (NSHO) it should include part of Vigor Brown Street (from the corner of Carnell Street to 48-51 Vigor Brown Street). Fencing restrictions for NSHO should be the same as the General Residential Zone (GRZ). High Density Residential Zones (HRZ) should be amended to exclude Vigor Brown area and the entire area within Georges Drive, Kennedy Road, Carnell Street and Jull Street.</p> <p>Napier South in an area with characterful attributes, which is a reason why buyers and tourists are drawn to the area.</p> <p>The Heritage Review found that McDonald Street and Vigor Brown Street contain a very high percentage of properties that reflect the forgoing description. Accordingly, both streets should be protected by a Heritage overlay and evenly retained as a General Residential Zone.</p> <p>Aesthetics and character of the area that has been preserved, represent the heritage and legacy of successive generations.</p> <p>Submitter can find no requirement for environments like Napier to have HRZ. Other larger cities do not reflect Napier's situation.</p> <p>It seems contradictory for apartment buildings that are out of scale to even be contemplated.</p> <p>Such buildings would dominate existing neighbourhoods. Further, if not unsightly, such developments without provision for onsite parking, sympathetic landscaping, effective storm water management, proper erosion</p>	<p>Seeks the inclusions of the Vigor Brown Street from the corner of Carnell Street to 48-51 Vigor Brown Street in the Napier South Historic Heritage Overlay, and its exclusion from the HRZ.</p> <p>Seeks the same fencing restrictions as those within GRZ.</p>	Open Submission
HRZ - High Density Residential Zone /Objectives /General	Angela Jones	240.19	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: <u>HRZ-Ox: Infrastructure provision</u></p> <p><u>Development protects the operation and access to established and planned network utilities and regionally significant infrastructure while mitigating reverse sensitivity effects.</u></p>	Open Submission
HRZ - High Density Residential Zone /Policies /General	Angela Jones	240.20	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: <u>HRZ-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
HRZ - High Density Residential Zone /Objectives /HRZ-O2: Community wellbeing	John Prucher	244.2	Amend	<p>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.</p>	<p>Seeks to delete MRZ and HRZ from the plan.</p> <p>Seeks to amend that plan to include more retirement villages.</p>	Open Submission

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HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Gary Jack French	251.2	Amend	<p>Amend High Density Residential Zone (HRZ) to exclude Carnell Street. Finds it ironic that HRZ will be in Carnell Street while also imposing Category B Built Heritage upon houses 2, 4, 6, 8, 10, 12 &amp; 14 Carnell Street. the heritage value of the street will be compromised.</p> <p>Suspects the granting of Heritage status is a mechanism to soften HRZ. Granting of Category B Built Heritage status imposes limitations and costs to property owners. NCC Cannot have both Heritage housing adjacent to HRZ.</p> <p>Building up rather than out needs to be controlled and done aesthetically. With public input during the RMA process on the basis that existing civil services have capacity to handle greater demands HRZ will impose.</p> <p>The development of HRZ in Carnell Street will have the following detrimental impacts on the environment and current residents, devalue the heritage value of numbers 2, 4, 6, 8, 10, 12 &amp; 14 in Carnell Street, create more shade, sunlight, privacy, noise, parking, visual look of homes, law and order, and health and safety risk for students.</p>	Inferred Relief Sought - Carnell Street be removed from HRZ.	Open Submission
HRZ - High Density Residential Zone /Objectives /HRZ-O4: Neighbourhood character and identity	Gary Jack French	251.4	Amend	<p>Amend High Density Residential Zone (HRZ) to exclude Carnell Street. Finds it ironic that HRZ will be in Carnell Street while also imposing Category B Built Heritage upon houses 2, 4, 6, 8, 10, 12 &amp; 14 Carnell Street. the heritage value of the street will be compromised.</p> <p>Suspects the granting of Heritage status is a mechanism to soften HRZ. Granting of Category B Built Heritage status imposes limitations and costs to property owners. NCC Cannot have both Heritage housing adjacent to HRZ.</p> <p>Building up rather than out needs to be controlled and done aesthetically. With public input during the RMA process on the basis that existing civil services have capacity to handle greater demands HRZ will impose.</p> <p>The development of HRZ in Carnell Street will have the following detrimental impacts on the environment and current residents, devalue the heritage value of numbers 2, 4, 6, 8, 10, 12 &amp; 14 in Carnell Street, create more shade, sunlight, privacy, noise, parking, visual look of homes, law and order, and health and safety risk for students.</p>	Relief Sought is not included.	Open Submission



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HRZ - High Density Residential Zone /Objectives /HRZ-O2: Community wellbeing	Gary Jack French	251.5	Amend	<p>Amend High Density Residential Zone (HRZ) to exclude Carnell Street. Finds it ironic that HRZ will be in Carnell Street while also imposing Category B Built Heritage upon houses 2, 4, 6, 8, 10, 12 &amp; 14 Carnell Street. the heritage value of the street will be compromised.</p> <p>Suspects the granting of Heritage status is a mechanism to soften HRZ. Granting of Category B Built Heritage status imposes limitations and costs to property owners. NCC Cannot have both Heritage housing adjacent to HRZ.</p> <p>Building up rather than out needs to be controlled and done aesthetically. With public input during the RMA process on the basis that existing civil services have capacity to handle greater demands HRZ will impose.</p> <p>The development of HRZ in Carnell Street will have the following detrimental impacts on the environment and current residents, devalue the heritage value of numbers 2, 4, 6, 8, 10, 12 &amp; 14 in Carnell Street, create more shade, sunlight, privacy, noise, parking, visual look of homes, law and order, and health and safety risk for students.</p>	Relief Sought is not included.	Open Submission
HRZ - High Density Residential Zone /Objectives /HRZ-O2: Community wellbeing	Sandra Hagan	252.1	Oppose	<p>Opposes High Density Residential Zones (HRZ), these plans need to be put on hold. People of the city need more understandable information and better advised meeting times. These plans will not aid human freedom, happiness or health but will restrict people. Homeowners will lose the right to object high dwellings. which will impact valuations, privacy, noise, safety, mental health, and sunlight. HRZ will create slum areas. Families need gardens. HRZ will create more earthquake and flooding risk. young people need outdoor space.</p>	Relief Sought is not included.	Open Submission
HRZ - High Density Residential Zone /Objectives /HRZ-O4: Neighbourhood character and identity	Kahori and Glenn Nakagawa and Munroe	254.1	Amend	<p>Considers being surrounded by heritage style pre-1930s earthquake houses on large sections. Submitter was under the impression that their area would be zoned as a heritage area which required them to maintain the style of their house, submitter has since invested in two extensions in keeping to the style of their house and would like explanation on what happened to the plan. States the street will not support any additional road parking for any complexes or apartment buildings as the majority of it is already full. Considers apartments will bring down the style of their area and bring down house values. Concerns of impact on privacy and shade noise and safety. Is also concerned about wastewater coping with housing.</p>	Seeks discarding the proposed plan on the zone changes for Vigor Brown Street (between Carnell and Kennedy Road).	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Geoff Mitford - Taylor	258.1	Oppose	<p>Opposes High Density Residential Zone (HRZ) as it would have adverse effects on many areas - specifically Napier South and Kennedy Road - (South to Riverbend).</p>	<p>Relief Sought is not included.</p> <p>Seeks to remove Napier South and Kennedy Road from HRZ - [Inferred Relief Sought]</p>	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S2: Height in relation to boundary	Geoff Mitford - Taylor	258.2	Oppose	<p>Opposes High Density Residential Zone (HRZ) as it would have adverse effects on many areas - specifically Napier South and Kennedy Road - (South to Riverbend).</p>	<p>Relief Sought is not included.</p> <p>Seeks to remove Napier South and Kennedy Road from HRZ - [Inferred Relief Sought]</p>	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S3: Front yards	Geoff Mitford - Taylor	258.3	Oppose	<p>Opposes High Density Residential Zone (HRZ) as it would have adverse effects on many areas - specifically Napier South and Kennedy Road - (South to Riverbend).</p>	<p>Relief Sought is not included.</p> <p>Seeks to remove Napier South and Kennedy Road from HRZ - [Inferred Relief Sought]</p>	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S8: Fences and walls	Geoff Mitford - Taylor	258.4	Oppose	<p>Opposes High Density Residential Zone (HRZ) as it would have adverse effects on many areas - specifically Napier South and Kennedy Road - (South to Riverbend).</p>	<p>Relief Sought is not included.</p> <p>Seeks to remove Napier South and Kennedy Road from HRZ - [Inferred Relief Sought]</p>	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Virginia Mitford - Taylor	259.1	Amend	<p>Amend High Density Residential Zone (HRZ) as it would have adverse effects on submitters property (24A McDonald Street). More of the Historic Overlay houses should be protected, Jull, Vigor Brown and the rest of McDonald should be zoned and historic.</p>	Relief Sought is not included.	Open Submission

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HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S2: Height in relation to boundary	Virginia Mitford - Taylor	259.2	Amend	Amend High Density Residential Zone (HRZ) as it would have adverse effects on submitters property (24A McDonald Street). More of the Historic Overlay houses should be protected, Jull, Vigor Brown and the rest of McDonald should be zoned and historic.	Relief Sought is not included.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S3: Front yards	Virginia Mitford - Taylor	259.3	Amend	Amend High Density Residential Zone (HRZ) as it would have adverse effects on submitters property (24A McDonald Street). More of the Historic Overlay houses should be protected, Jull, Vigor Brown and the rest of McDonald should be zoned and historic.	Relief Sought is not included.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S8: Fences and walls	Virginia Mitford - Taylor	259.4	Amend	Amend High Density Residential Zone (HRZ) as it would have adverse effects on submitters property (24A McDonald Street). More of the Historic Overlay houses should be protected, Jull, Vigor Brown and the rest of McDonald should be zoned and historic.	Relief Sought is not included.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /General	Judith Mary Robinson	260.15	Amend	<p>Amend High Density Residential Zones (HRZ)as they include Peddie Street, King Street and Elbourne Street. Specifically opposes listed provisions.</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
HRZ - High Density Residential Zone /Objectives /HRZ-O3: Quality living environments	Vivienne Fraser	265.1	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> <li>- Noise pollution and safety concerns contribute to declining neighborhood quality.</li> <li>- Impact on city aesthetics, tourism, and overall appeal.</li> </ul>	<p>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</p>	Open Submission

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HRZ - High Density Residential Zone /HRZ - High Density Residential /General	David Chan	268.2	Oppose	<p>Considers that Council's interpretation of the requirements of the NPS:UD in its rezoning of large parts of Napier South, Marewa and Taradale has been misconstrued and misapplied. There is no requirement in the NPS:UD for Tier 2 urban environments (such as Napier) to have High Density Residential Zones with six-storey apartments, because smaller urban centres are not as built-up as larger cities and do not have large public transport systems. The NPS:UD considered it inappropriate to impose High Density housing on smaller urban environments, and there is no justification for the Napier Council to do so. High Density housing should not be permitted in the Vigor Brown Area. Even one six-storey apartment, let alone many such apartments, would destroy the character and ambience of the Area and would dominate the streetscape. If the Vigor Brown Area were given a Heritage Overlay, it would be excluded from the High Density Residential Zone. However, of itself, that would not provide sufficient protection for the heritage character of the Vigor Brown Area or the part of McDonald Street that has a proposed Heritage Overlay. For example, if six-storey apartments were built on Georges Drive or Jull Street, they would overshadow and diminish the heritage character of Vigor Brown Street and McDonald Street. Accordingly, it is necessary to exclude High Density housing from the area surrounding the Vigor Brown Area and McDonald Street. We submit that the entire area within Georges Drive, Kennedy Road, Carnell Street, and Jull Street, should be a General Residential Zone. This will enhance the protection of the Heritage Overlay areas.</p> <p>Some of the effects of a High density residential zone for this area include:</p> <ul style="list-style-type: none"> <li>significant loss of amenity</li> <li>significant loss of access to sunlight</li> </ul>	<p>No relief sought however it is inferred the relief sought from the submission is to:</p> <ul style="list-style-type: none"> <li>- extend the Napier South Historic Heritage Overlay to include Vigor Brown Street (both sides of the street) from Carnell Street to 48-51 Vigor Brown Street (the Vigor Brown area).</li> <li>- Rezone the Vigor Brown area from High Density Residential to General Residential.</li> <li>- Rezone the entire area within Georges Drive, Kennedy Road, Carnell Street, and Jull Street (see Attachment 3 of full submission), to General Residential Zone.</li> <li>- Fence rules for the Napier South Historic Heritage Overlay should be the same as those for the General Residential Zone</li> </ul>	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential /General	Lindsay Manning David Chan	269.2	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 High 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> <ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>submitter was drawn to live in Napier South because of its heritage character;</li> <li>submitter has worked hard to renovate and maintain the property to preserve its heritage values;</li> <li>one modern high-rise apartment building (let alone many) would significantly impact on the heritage character values of the street;</li> <li>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</li> </ul>	<p>Seeks the High Density Residential Zone in Napier South to exclude the entire area between Georges Drive, Carnell Street (both sides), Jull Street (both sides), and Nelson Crescent (both sides). This area should be General Residential.</p>	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential /General	Margie Clayton	270.1	Amend	<p>Amend High Density Residential Zones (HRZ) 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 HRZ. HRZ will impact sunlight, privacy, shade, and parking negatively.</p>	<p>Seeks to maintain McDonald Street, Vigor Brown Street and surrounding areas zone as general residential zones. Seeks to amend HRZ to remove McDonald Street, Vigor Brown Street and surrounding areas.</p>	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Dominic McClarey	275.1	Oppose	<p>Objects to 19.5m high apartment blocks being built in Taradale.</p>	<p>Relief Sought is not included.</p>	Open Submission

# HRZ - High 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)
HRZ - High Density Residential Zone /Policies /HRZ-P4: Quality living environments - within the site	Dominic McClarey	275.3	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 not included, however it is inferred that the submitter objects to the medium and high density residential zoning proposed in Taradale.	Open Submission
HRZ - High Density Residential Zone /Objectives /HRZ-O5: Sustainable design and infrastructure	Dominic McClarey	275.4	Oppose	Objects increased vehicle movement.	Relief Sought is not included.	Open Submission
HRZ - High Density Residential Zone /Objectives /HRZ-O4: Neighbourhood character and identity	Dominic McClarey	275.6	Oppose	Objects reduction in privacy and sunlight.	Relief Sought is not included.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S3: Front yards	Dominic McClarey	275.7	Oppose	Opposes 19.5m and 12m high apartment blocks in Taradale and commercial buildings. HRZ impacts, parking, privacy, sunlight, vehicle movement, noise, neighbourhood character, traffic congestion, and green corridors. There will be a loss of value in submitters investment in Peddie Street.  Objects Loss of green corridors in road reserves and on properties with a proposed 1.5m setback.	Relief Sought is not included.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	Bruce Cameron Morrin	276.2	Amend	Amend to exclude Nelson Crescent and the western side of Wellesley Road from being a (HRZ) High Density Residential Zone. Suggests the Street should be classified as a heritage area to protect its character. Suggests area is unsuited for six storey high buildings. Submitter indicates that such planning in other areas in the past has causes damage to the value and enjoyment of properties due to shadowing, value and privacy impacts, and suggests Napier incur these same issues. The current development on Wellesley Road is an example of bad planning and has de-valued the area.	Seeks to remove Nelson Crescent and the western side of Wellesley Road from HRZ. Reduce building height in this area (Inferred).  The reasons are stated in detail in the full submission.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S8: Fences and walls	Bruce Cameron Morrin	276.3	Oppose	Opposes fence heights being limited to 1.2m high. Believes that proposal will not reduce crime. However, will reduce privacy. A better solution will be higher fences and cameras. Fence heights should be a decision for property owners.	Seeks to retain current fence heights.	Open Submission
HRZ - High Density Residential Zone /Objectives /HRZ-O1: Housing supply and diversity	NZ Transport Agency Waka Kotahi Kelsey Watson	277.116	Support	Supports land for high density urban living that is in close proximity and has good access to public transport or multi modal access to commercial activities, public open spaces and community services.	Retain as notified.	Open Submission
HRZ - High Density Residential Zone /Objectives /HRZ-O5: Sustainable design and infrastructure	NZ Transport Agency Waka Kotahi Kelsey Watson	277.117	Amend	Considers that housing should be appropriately designed and insulated to mitigate noise effects from the existing environment in the interests of the human health of occupants.	Amend to include  <u>Where developments are located in proximity to legally established activities that emit noise (such as State Highways), they are designed to mitigate noise and vibration effects on sensitive receivers.</u>	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Rules Table /HRZ-R6: Retirement village premises	NZ Transport Agency Waka Kotahi Kelsey Watson	277.118	Amend	Supports in part R6 as the matters of discretion include: Infrastructure capacity and stormwater management, however, considers it should be amended to include the safety and efficiency of the transport network	Amend to include <u>Infrastructure capacity including the safety and efficiency of the transport network.</u>	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /General	Kainga Ora - Brendon Liggett	285.3	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
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Rules Table /HRZ-R1: Residential units and residential activity	Kainga Ora - Brendon Liggett	285.7	Amend	Seeks that the permitted number of dwellings be increased as follows:(a) HRZ-R1A – Increase the number of dwellings permitted on site from 1 to 3 dwellings.	Increase the number of dwellings permitted on site from 1 to 3 dwellings.	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S14: Maximum building length	Kainga Ora - Brendon Liggett	285.9	Oppose	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.	Delete maximum building length standards of 22m	Open Submission

# HRZ - High 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)
HRZ - High Density Residential Zone /Assessment criteria /HRZ-AC1: Residential units (HRZ-R1); Relocated buildings (HRZ-R5); Retirement village premises (HRZ-R6)	Kainga Ora - Brendon Liggett	285.12	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
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Rules Table /General	Alec Duncan	288.61	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></p> <p>N/A</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

# HRZ - High 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)
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /General	Alec Duncan	288.80	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
HRZ - High Density Residential Zone /Objectives /HRZ-O2: Community wellbeing	Alec Duncan	288.119	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
HRZ - High Density Residential Zone /Objectives /HRZ-O5: Sustainable design and infrastructure	Alec Duncan	288.120	Support	Supports HRZ-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
HRZ - High Density Residential Zone /Policies /HRZ-P7: Sustainable design and infrastructure	Alec Duncan	288.121	Support	Supports HRZ-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
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S3: Front yards	Alec Duncan	288.122	Amend	Seeks the inclusion of a new matter of discretion to provide NCC the ability to consider the risk of non-compliance with HRZ-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 as follows:</p> <p><u>x. The ability for emergency services to safely and efficient access the site.</u></p>	Open Submission
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S4: Other yards	Alec Duncan	288.123	Amend	seeks the inclusion of a new matter of discretion to provide NCC the ability to consider the risk of non-compliance with HRZ-S4 on emergency service access. It is important that emergency service access suitable for Fire and Emergency personnel is provided at site boundaries, as well as provision for emergency egress by residents.	<p>Add a new matter of discretion as follows:</p> <p><u>x. The ability for emergency services to safely and efficient access the site.</u></p>	Open Submission



# HRZ - High 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)
HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S14: Maximum building length	Alec Duncan	288.124	Amend	Concern expressed relating to long narrow driveways for a number of dwelling units, and the delays and other negative impacts this can cause. A 1m side boundary could cause an impediment to personnel accessing and people evacuating the building. Multiple dwelling units along a narrow section could also result in non-affected units being trapped during the time of the emergency. Supports the 4m gap between 22m long buildings, but seeks to have the 4m gap also applying to side boundaries, reducing delays and conflicts during an emergencies.	<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