

PREC4 - Jervoistown Precinct

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
PREC4 - Jervoistown Precinct /PREC4 - Jervoistown Precinct - Standards Table	Susan Dallas	25.23	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
PREC4 - Jervoistown Precinct /PREC4 - Jervoistown Precinct - Standards Table	Natasha Duncan-Sutherland	31.23	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
PREC4 - Jervoistown Precinct /PREC4 - Jervoistown Precinct /	Deborah Burnside	147.2	Amend	Seeks to address the lack of infrastructure in Jervoistown - open drains, no footpaths or street lighting, lack of wastewater servicing, given the increase in more developments in the area.	Address lack of infrastructure in Jervoistown. Review impact of septic tanks on drainage during heavy rain. Clear drains more frequently. Review impact of BUPA retirement village closing in drain. Provide lighting and footpaths.	Open Submission
PREC4 - Jervoistown Precinct /Objectives /PREC4-O2: Inappropriate subdivisions, use and development	Anna and Ben Sanders	207.1	Amend	Opposes the zoning of Jervoistown as a Precinct (PREC4) and considers this to be an ineffective mechanism to use to signal and account for potential suitability for greater or more residential intensification. Considers the proposed Plan is not enabling more intensive residential development by way of the proposed plan provisions, it is simply signalling it, with no subdivision standards included should the key identified infrastructure occur. If the infrastructure is to occur there is a need for development agreements with multiple landowners, and a following plan change to introduce an effects based subdivision minimum. The submitter considers that all of which is sought to be achieved can be done more simply and if the Precinct remains, needs to be undertaken in meaningful engagement with current property owners.	Amend the Settlement Zone (SETZ) and Jervoistown Precinct (PREC4) following consultation with tangible resulting provisions via a Plan Change that includes a subdivision minimum size in order to actually enable more intensive residential development rather than just signalling it as is currently the case.	Open Submission
PREC4 - Jervoistown Precinct /Objectives /General	Sian Stirling Jessica Ensing	231.67	Amend	Considers the establishment of any educational facilities necessary within the Jervoistown Precinct to contribute to social well-being. This small rural community enabled by this precinct may need the support of day care centres or a small school. this should be reflected with the provisions.	Seeks to Amend to include community well-being to the objectives: Community wellbeing <u>Development and activities contribute to safety, security, social wellbeing, and connectivity in communities.</u>	Open Submission
PREC4 - Jervoistown Precinct /PREC4 - Jervoistown Precinct - Rules	Sian Stirling Jessica Ensing	231.68	Amend	Does not support educational facilities as a discretionary activity. States educational facilities should be provided for as a restricted discretionary activity to enable daycare centres or small schools to support the small community enabled by Jervoistown Precinct. Effects can be well managed through appropriate matters of discretion. The matters of discretion proposed have been taken from other chapters in the plan, if council does not support these, the ministry would appreciate the opportunity to work with council to come to an agreement on these matters of discretion.	Seeks to make the following amendments: Retirement complexes, residential care facilities, day care centres, travellers' accommodation, educational facilities Activity Status: Discretionary Educational facilities Activity Status: Discretionary <u>Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> <u>1. Scale, design, layout, setbacks and screening;</u> <u>2. Reverse sensitivity on surrounding properties</u> <u>3. Contribution to local community wellbeing;</u> <u>4. Effects on the streetscape and rural/settlement character;</u>	Open Submission
PREC4 - Jervoistown Precinct /PREC4 - Jervoistown Precinct /Introduction	Vanessa Moon	282.1	Oppose	Submitter provides background to submission including that the submitter was unaware of the plan to change the Jervoistown Zone (JZP) to a Jervoistown Precinct Plan (JPP) in the Draft District Plan (DDP) consulted on in 2021. Considers that the lack of awareness likely favored individuals "in the know," such as local developers, potentially excluding resident input. Notes the challenges navigating the information in the PDP and comparing the JZP with the JPP layouts, exacerbated by unfamiliarity with the legal aspects of a District Plan. Refer to original submission for full reasons.	Seeks that the change in the status of Jervoistown from the existing Jervoistown Zone to the proposed Jervoistown precinct be on hold until such time as the current Jervoistown community members have been consulted on alternative options for the future of Jervoistown as indicated in submission. Refer to original submission for full reasons.	Open Submission

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PREC4 - Jervoistown Precinct /PREC4 - Jervoistown Precinct - Rules	Vanessa Moon	282.2	Support	Supports the Rules included in the JPP insofar as they are the same as those in the JZP.	Seeks that the change in the status of Jervoistown from the existing Jervoistown Zone to the proposed Jervoistown precinct be on hold until such time as the current Jervoistown community members have been consulted on alternative options for the future of Jervoistown as indicated in my submission.	Open Submission
PREC4 - Jervoistown Precinct /PREC4 - Jervoistown Precinct - Rules	Vanessa Moon	282.3	Oppose	<p>Opposes proposed change made in the JPP for subdivision of properties of less than 2,500 square metres to be moved from a "Prohibited Activity" to a "Non-complying Activity", with the ultimate goal of Jervoistown becoming another NCC serviced suburb. Considers that there has been a lack of meaningful consultation with Jervoistown community since 2013. Notes the increased awareness of climate change, biodiversity loss, food security, and water issues. Considers that there is a need for wider consideration of Jervoistown's future beyond more subdivision, more houses, less green space and trees/plants, more asphalt, concrete and pipes. Acknowledges the need for more (smaller/more eco friendly) housing in Napier, and considers that Jervoistown provides opportunity to enhance green space, biodiversity, innovative water management, and local food production.</p> <p>Notes the benefits for mental health and community cohesion. Considers that this approach would also build a stronger community able to support one another and, therefore, to provide support to those in other communities in Napier too and also add to the overall "green/blue" space in the city that residents from elsewhere can enjoy when they are out walking or cycling. Notes the potential for further environmental initiatives like streamside plantings and recognises "Friends Bush" as a Significant Natural Area in Jervoistown. Refer to original submission for full reasons.</p>	<p>Submitter proposes the following options</p> <ul style="list-style-type: none"> - Implementing a system of open stormwater ditches to increase stormwater holding capacity in Jervoistown, potentially planted with appropriate vegetation for water filtration. - Creating detention tanks with wetland plantings, possibly utilizing undeveloped sections like Napier Street. - Replacing asphalt roads with permeable surfaces and lowering speed limits to 40 kph within Jervoistown. - Encouraging property owners to install retention tanks, soak pits, replace hard surfaces with landscaped areas, and plant gardens with native and exotic plants for cooling, flood mitigation, and biodiversity. - Considering locations for community gardens and urban farms in Jervoistown. - Exploring alternative waste management methods, such as composting toilets, with a system for composting waste and utilizing resulting products for agricultural purposes. <p>Notes their vision for Jervoistown: Foster community, biodiversity, climate-resilient water management, green Napier, and local food source. No specific relief sought. Refer to original submission for full details.</p>	Open Submission