

NCZ - Neighbourhood Centre Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
NCZ - Neighbourhood Centre Zone /NCZ-Neighbourhood Centre Zone - Standards Table /NCZ-S9: Fences and walls	Susan Dallas	25.26	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
NCZ - Neighbourhood Centre Zone /NCZ-Neighbourhood Centre Zone - Standards Table /NCZ-S9: Fences and walls	Natasha Duncan-Sutherland	31.24	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
NCZ - Neighbourhood Centre Zone /NCZ - Neighbourhood Centre Zone /General	Stephen Robinson	40.1	Support	Supports 53 Latham Street being a NCZ (Neighbourhood Centre Zone). Considers that Neighbourhood Centres serve passers-by as well as their immediate residential neighbourhood through development type and tenures.	Retain 53 Latham Street being a NCZ as notified.	Open Submission
NCZ - Neighbourhood Centre Zone /NCZ - Neighbourhood Centre Zone /	Lynda Otter	44.1	Oppose	Considers the NCZ - Commercial Zones focus should be on providing a level of activity that is appropriate to a particular Neighbourhood Centre Zone or Commercial Zone given that centres and commercial areas have a different mixture of street typologies (e.g. parking infrastructure, passive recreation and amenity). There is no justification for Commercially Zoning (NCZ, LCZ, LFRZ, MUZ, TCZ, CCZ) for new or extended businesses where essential services are already provided as this will not result in a well-functioning urban environment.	Seeks deletion of Part 3 - Area-Specific Matters - Commercial Zone from Pak N Save opposite Leicester and Coventry Avenues, Tamatea, Napier 4112. Also seeks Commercial Zones (e.g. NCZ, LCZ, LFRZ, MUZ, TCZ, CCZ) deletion from PDP Maps where essential commercial services are already provided. (Inferred decision requested)	Open Submission
NCZ - Neighbourhood Centre Zone /NCZ - Neighbourhood Centre Zone - Rules Table /NCZ-R5: Residential activities	Andrea Millar	105.14	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 NCZ-R5 applying to “residential activities” in the Neighbourhood Centre Zone.	Open Submission
NCZ - Neighbourhood Centre Zone /Introduction	Sera Chambers	150.146	Amend	Amend to continue to allow the people of Napier the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Neighbourhood Centre Zone may impact their property and any options to have the impact mitigated.	seeks to amend so that existing adjoining property/landowners have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	Open Submission
NCZ - Neighbourhood Centre Zone /Policies	Sera Chambers	150.147	Amend	Amend to continue to allow the people of Napier the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Neighbourhood Centre Zone may impact their property and any options to have the impact mitigated.	seeks to amend so that existing adjoining property/landowners have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	Open Submission
NCZ - Neighbourhood Centre Zone /Policies	Sera Chambers	150.148	Amend	Amend to continue to allow the people of Napier the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Neighbourhood Centre Zone may impact their property and any options to have the impact mitigated.	seeks to amend so that existing adjoining property/landowners have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	Open Submission
NCZ - Neighbourhood Centre Zone /NCZ - Neighbourhood Centre Zone - Rules Table	Sera Chambers	150.149	Amend	Amend to continue to allow the people of Napier the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Neighbourhood Centre Zone may impact their property and any options to have the impact mitigated.	seeks to amend so that existing adjoining property/landowners have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	Open Submission
NCZ - Neighbourhood Centre Zone /NCZ - Neighbourhood Centre Zone - Rules Table	Sera Chambers	150.150	Amend	Amend to continue to allow the people of Napier the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Neighbourhood Centre Zone may impact their property and any options to have the impact mitigated.	seeks to amend so that existing adjoining property/landowners have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	Open Submission
NCZ - Neighbourhood Centre Zone /NCZ - Neighbourhood Centre Zone - Rules Table /NCZ-R4A	Sera Chambers	150.151	Amend	Amend to continue to allow the people of Napier the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Neighbourhood Centre Zone may impact their property and any options to have the impact mitigated.	seeks to amend so that existing adjoining property/landowners have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	Open Submission
NCZ - Neighbourhood Centre Zone /NCZ - Neighbourhood Centre Zone - Rules Table /NCZ-R7A	Sera Chambers	150.152	Amend	Amend to continue to allow the people of Napier the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Neighbourhood Centre Zone may impact their property and any options to have the impact mitigated.	seeks to amend so that existing adjoining property/landowners have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	Open Submission
NCZ - Neighbourhood Centre Zone /NCZ - Neighbourhood Centre Zone - Rules Table	Sera Chambers	150.153	Amend	Amend to continue to allow the people of Napier the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Neighbourhood Centre Zone may impact their property and any options to have the impact mitigated.	seeks to amend so that existing adjoining property/landowners have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	Open Submission
NCZ - Neighbourhood Centre Zone /NCZ - Neighbourhood Centre Zone - Rules Table	Sera Chambers	150.154	Amend	Amend to continue to allow the people of Napier the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Neighbourhood Centre Zone may impact their property and any options to have the impact mitigated.	seeks to amend so that existing adjoining property/landowners have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	Open Submission

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NCZ - Neighbourhood Centre Zone /Assessment criteria	Sera Chambers	150.170	Amend	Amend to continue to allow the people of Napier the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Neighbourhood Centre Zone may impact their property and any options to have the impact mitigated.	seeks to amend so that existing adjoining property/landowners have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	Open Submission
NCZ - Neighbourhood Centre Zone /NCZ - Neighbourhood Centre Zone - Rules Table /	Fleur Lincoln Napier City Council	196.62	Amend	Rules are not listed in order of activity status.	Amend rule ordering and numbering to list permitted activities first, followed by controlled, restricted discretionary, discretionary, non-complying.	Open Submission
NCZ - Neighbourhood Centre Zone /NCZ - Neighbourhood Centre Zone - Rules Table /NCZ-R7: Car parking areas	Holly Jenkins	214.2	Amend	Support standards to manage the attractiveness and interface of at grade car parking areas in commercial zones. Considers the standards fail to recognise practicalities of supermarkets and other commercial activities and that standards require a large portion of a site to be occupied for this purpose. Considers an either/or approach appropriate to achieve landscaping outcomes	Seek that the landscaping requirement of NCZ-R7; LCZ-R10; LFRZ-R3; TCZ-R7; CCZ-R6 be an either/or: Where the car parking area is at-grade: a. a 2 m wide landscaping strip comprised of indigenous plants is provided along the full frontage of the road (except for the vehicle crossing), and or b. one indigenous specimen tree is provided for every ten car parks.	Open Submission
NCZ - Neighbourhood Centre Zone /NCZ - Neighbourhood Centre Zone - Standards Table /NCZ-S5: Frontages	Holly Jenkins	214.7	Amend	Considers the need for supermarkets and other commercial activities to locate back from the street for part of a site's frontage to enable vehicle access, manoeuvring and car parking in front of the store. Considers it impractical to be completely built to the street and taking pedestrian access directly from the street and for a large portion of the building to be glazed due to heat transfer over fresh produce	Amend the standard to provide an alternative landscaping requirement along an Activated Street where it is not possible for a building to adjoin the entire length of the frontage, or provide direct pedestrian access. Amend the standard to recognise the functional and operational requirements of a supermarkets which cannot support large areas of glazing.	Open Submission
NCZ - Neighbourhood Centre Zone /NCZ - Neighbourhood Centre Zone - Rules Table /	Sean Thompson	225.8	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 NCZ Rules as follows: a. Provide for relocated buildings as a permitted activity in all relevant zones (including NCZ), 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
NCZ - Neighbourhood Centre Zone /Objectives /NCZ-O1: Neighbourhood centre function	Sian Stirling Jessica Ensing	231.69	Amend	Supports this objective and seeks an amendment to explicitly recognise and provide for educational activities in the NCZ as these activities are necessary to service residential growth. Educational facilities do not meet the definition of community activities and should therefore be outlined clearly here.	Seeks to make the following amendment: Neighbourhood centres have small-scale commercial and community activities <u>including educational facilities</u> that service the needs of the immediate residential neighbourhood.	Open Submission
NCZ - Neighbourhood Centre Zone /Objectives /NCZ-O4: Access and connectivity	Sian Stirling Jessica Ensing	231.70	Support	Supports this objective to enable well connected neighbourhoods through the establishment of multi-modal infrastructure.	Retain as proposed.	Open Submission

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NCZ - Neighbourhood Centre Zone /Policies /NCZ-P1: Neighbourhood centre function	Sian Stirling Jessica Ensing	231.71	Amend	Seeks an amendment to explicitly recognise and provide for educational activities in NCZ as these activities are necessary to service residential growth. Amendments requested will align with changes requested to NCZ-O1.	Seeks to amend NCZ-P1 to: Protect the function of the neighbourhood centre as a service centre for the immediate residential catchment including by: a. providing for a range of commercial and community activities <u>and educational facilities</u> ; and b. restricting large format retail and industrial activities.	Open Submission
NCZ - Neighbourhood Centre Zone /Policies /NCZ-P4: Access and connectivity	Sian Stirling Jessica Ensing	231.72	Support	Supports this objective to enable well connected neighbourhoods through the establishment of multi-modal infrastructure. The Ministry supports the uptake of students choosing active modes of travel to schools as has health benefits and reduces traffic congestion on the road network at peak pick up and drop off time.	Retain as proposed.	Open Submission
NCZ - Neighbourhood Centre Zone /NCZ - Neighbourhood Centre Zone - Rules Table /NCZ-R9: Educational activities	Sian Stirling Jessica Ensing	231.73	Amend	The Ministry does not support educational facilities as a discretionary activity. Educational facilities should be provided for as a restricted discretionary activity in the neighbourhood centres, as educational facilities are essential pieces of social infrastructure required to support the surrounding residential and commercial activities. Any effects council are concerned about can be well managed through appropriate matters of discretion. The matters of discretion 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 come to an agreement on these matters of discretion. The Ministry also requests to amend the title to 'educational facilities' to be consistent with the rest of the Plan and use a term that is defined in the definitions chapter.	Seeks to amend the title to read 'educational facilities' rather than education facilities. Seeks to make the following amendment to make educational facilities a restricted discretionary. NCZ-R9: Educational facility activities Activity Status: <u>Restricted</u> Discretionary <u>Matters of discretion are restricted to:</u> 1. <u>Scale, design, layout, setbacks and screening;</u> 2. <u>Contribution to local community wellbeing;</u> 3. <u>Effects on the streetscape and neighbourhood character;</u>	Open Submission
NCZ - Neighbourhood Centre Zone /NCZ - Neighbourhood Centre Zone - Rules Table /General	Sam Goddard	238.6	Amend	The zone provides for commercial activities with an area up to 500m ² as a restricted discretionary activity however it is unclear if this includes retail activities. Commercial activities greater than this are a non-complying activity therefore considers that explicit provision should be made for supermarkets within the zone.	Include specific provision for supermarkets in the Local Centre Zone with the following activity statuses: <ul style="list-style-type: none">• Supermarkets up to 500m² - Permitted• Supermarkets greater than 500m² up to 2,000m² - Restricted Discretionary• Supermarkets greater than 2,000m² - Discretionary• Supermarkets greater than 4,000m² - Non - complying	Open Submission
NCZ - Neighbourhood Centre Zone /NCZ - Neighbourhood Centre Zone - Rules Table /General	Alec Duncan	288.65	Amend	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. 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. 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.	Seeks to include new permitted activity as follows: <u>xxx-Rx: Emergency service facilities</u> <u>Activity Status: Permitted</u> <u>N/A</u> <u>Or</u> <u>To similar effect.</u> <u>And</u> <u>any other consequential amendments required to give effect to this new standard.</u>	Open Submission

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NCZ - Neighbourhood Centre Zone /NCZ-Neighbourhood Centre Zone - Standards Table /General	Alec Duncan	288.84	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 Subdivision Infrastructure and that new connections under the water supply</p>	<p>Seeks to include a new performance standard as follows:</p> <p><u>XXX-SX: Firefighting water supply</u></p> <p>1. <u>All new developments must be connected to a public reticulated water supply, where one is available.</u></p> <p>2. <u>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>1. <u>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> <p>any other consequential amendments required to give effect to</p>	Open Submission
NCZ - Neighbourhood Centre Zone /Policies /NCZ-P5: Sustainable design and infrastructure	Alec Duncan	288.131	Support	<p>Fire and Emergency supports this policy to the extent that it seeks to ensure sufficient infrastructure provision and/or mitigation measures to meet demand, including consideration of the effects of climate change.</p>	Retain as notified.	Open Submission