

DEV2 - Wharerangi Road Development Area

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
DEV2 - Wharerangi Road Development Area /Policies /Require residential development to contribute to Napier's housing supply and the efficient provision of infrastructure by providing a minimum density of 24 residential units per hectare. Relates to DEV2-O2	Sera Chambers	150.239	Oppose	opposes on the basis that existing adjoining property/landowners should have the same rights to consultation and impact mitigation requirements on the enjoyment of property rights as a guiding principle by maintaining their rights to have their say on how a development in the Wharerangi Road Development Area may impact their property and any options to have the impact mitigated.	seeks to delete provision.	Open Submission
DEV2 - Wharerangi Road Development Area /General /General	Sian Stirling Jessica Ensing	231.100	Support	Supports the development areas as long as the amendments requested to any zone that enables residential development is adopted to provide educational facilities. The adoption of these provisions would enable educational facilities to support these development areas in the future.	Retain as proposed.	Open Submission
DEV2 - Wharerangi Road Development Area /Introduction /	Phil Stickney	263.67	Amend	The Submitter supports in part the matters contained within the Introductory section. However, it is noted that the introduction references Map APP10 and states that this map denotes indicative open space, key connector roads, cycleways, and walkways. From the digital on-line version of APP10, the Submitter is not able to discern the majority of the mapping features set out in the Introductory section. This may be a graphic presentation error or an inadvertent omission.	Delete references to these features and the denoting on APP-10.	Open Submission
DEV2 - Wharerangi Road Development Area /Issues /DEV2-I2: Recreation and connectivity	Phil Stickney	263.68	Oppose	DEV2-I2 and DEV-I3. DEV-I2 seeks to provide a centralised reserve with connectivity to the Taipo Stream and beyond. This is set out as a "requirement" but yet the Map in APP10 does not denote such a requirement. The Submitter considers that by creating connections to both the Taipo Stream and Saltwater Creek, as well as to Park Island to the immediate north, that there is no absolute starting premise to require the inclusion of a passive reserve area within the Development Area itself and that the need for a reserve should reasonably be assessed at the time that a consent application is lodged and is being considered by Council.	Amendments to DEV-I2 to focus on permeability and connections to existing open space areas and remove references to a centralised reserve for residents.	Open Submission
DEV2 - Wharerangi Road Development Area /Issues /DEV2-I3: Rural context	Phil Stickney	263.69	Oppose	DEV-I3 cites a potential effect but fails to recognise that the site is within a single ownership and that such matters can be managed as development progresses. The site is zoned for residential purposes and as such there is an expectation of a level of effect from a change from a rural land use to urban activities. It is further noted that DEV-I3 states that urban development may detract from the visual amenity of the surrounding rural environment. The Submitter notes that there is no surrounding rural environment. It is unclear as to what this provision seeks to achieve, and it is considered superfluous to managing the key environmental effects of development on a site zoned for residential and commercial use.	Delete DEV-I3	Open Submission
DEV2 - Wharerangi Road Development Area /Objectives /General	Phil Stickney	263.70	Amend	The Submitter supports in part the Objectives contained within DEV-O1 to DEV-O6 however seek some minor amendments to reflect the need to provide housing choice and a diversity of typologies within the DEV2 Area.	Include amendments to make clear reference to housing choice and variety being a key Objective for the DEV-2 Area.	Open Submission
DEV2 - Wharerangi Road Development Area /Policies /DEV2-P2: Density	Phil Stickney	263.71	Amend	The Submitter seeks an amendment to Policy DEV2-P2 to clarify the expected yield is a net density calculation (net of roads and reserves). Additional refinements to terminology employed in DEV2-P1 to DEV2-P5 is also sought to assist in clarity and useability of the Plan.	Amend DEV2-P2 to reflect a net density calculation and amendments to refine the balance of the policies in DEV2.	Open Submission
DEV2 - Wharerangi Road Development Area /DEV2 - Wharerangi Road Development Area - Rules Table /General	Phil Stickney	263.72	Oppose	The Submitter notes that the underlying zonings are MRZ and LCZ. These are the subject of matters contained within this submission. The Submitter supports the approach taken with the underlying zoning on the basis that the relief sought in respect of those zonings is adopted.	Ensure alignment of the underlying zoning and the amendments to those rules sought.	Open Submission

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DEV2 - Wharerangi Road Development Area /DEV2 - Wharerangi Road Development Area - Standards Table	Phil Stickney	263.73	Oppose	<p>Oppose DEV2-S1 as the provision appears to render subdivision a restricted discretionary activity and any subdivision which does not comply with the standards as being discretionary. This is not aligned with the provisions of the District wide standards which render a complying subdivision as a Controlled Activity. Given that there are additional matters to be considered in DEV-2 and that this has been subject to considerable planning and assessment, the intent of the standard and the consent status afforded by the rule is unduly onerous.</p> <p>An addition to the proposed standards is sought by adding an additional Standard that provides for development within the identified Local Centre, enabling a single larger tenancy within this Local Centre site (which forms part of the area under the management of DEV2). Market assessment and economic analysis has confirmed that a single large tenancy, supported by smaller local retail stores can be established as part of the site and at a scale which will not adversely impact upon the surrounding retail centres, but conversely provide a benefit to future residents and the existing residential catchment.</p>	<p>Amend DEV2-S2 (in respect of subdivision) to be a Controlled Activity with a Restricted Discretionary status if standards are not achieved.</p> <p>Add a new rule to enable a single retail tenancy within the LCZ in DEV2 to be no larger than 2500sqm and limited to one such tenancy within this DEV Area.</p>	Open Submission
DEV2 - Wharerangi Road Development Area /Assessment criteria /DEV2-AC1: All subdivision and development	Phil Stickney	263.74	Amend	The Submitter seeks amendments to DEV2-AC1 (a) to render any subdivision to be in general accordance with the Wharerangi Road Development Plan APP-10, noting that the plan in question does not contain any additional information or detail which assists the user.	Amend DEV2-AC1(a) to include "general accordance" rather than "consistent". Minor tidying of terminology and clarity in the balance of criteria is sought to refine the provisions.	Open Submission
DEV2 - Wharerangi Road Development Area /Introduction /	Phil Stickney	263.81	Amend	The submitter seeks numerous changes to the Wharerangi Road Development Area chapter as shown in the full submission, Appendix 3.	Amend the Wharerangi Road Development Area chapter as outlined in Appendix 3 of the full submission.	Open Submission
DEV2 - Wharerangi Road Development Area /Issues /DEV2-I1 area of land.	Phil Stickney	263.82	Amend	<p>Seeks to make the following amendments:</p> <p>The <u>provision</u> of integrated infrastructure solutions for the Wharerangi Road Development Area <u>including the mitigation of potential inundation</u> will ensure that the <u>required development</u> full-density potential of the land is enabled through provision of sufficient capacity in the network. Taipo Stream located to the west of the Development Area provides a potential source of flooding for this low lying area of land.</p>	<p>Amend as follows:</p> <p>The <u>provision of</u> integrated infrastructure solutions for the Wharerangi Road Development Area <u>including the mitigation of potential inundation</u> will ensure that the <u>required development</u> full-density potential of the land is enabled through provision of sufficient capacity in the network. Taipo Stream located to the west of the Development Area provides a potential source of flooding for this low lying area of land.</p>	Open Submission
DEV2 - Wharerangi Road Development Area /Issues /DEV-I2: Recreation and connectivity	Phil Stickney	263.83	Amend	<p>Seeks to amend as follows:</p> <p>People expect to have reasonable access to Napier City's coastal environment, TeWhanga (Ahuriri estuary), waterways, and recreational reserves. The maintenance and enhancement of public access to the coast and waterbodies are recognised in the RMA as matters of national importance. A number of key recreational and open space areas adjoin the Development Area. These include the Taipo Stream corridor, and the Park Island recreational area to the north. These play adjacent to the Wharerangi Road Development Area, provides an important recreational and amenity role for future residents and development should consider connections to these existing recreational areas. opportunity for access to this waterbody and also for continuous off-road public access to Ahuriri Estuary to the north. Further, the number of residential units able to be developed in this area generates additional demand for areas of recreation. To provide for the recreational needs of residents, the Wharerangi Road Development Area requires a new centralised neighbourhood reserve with connectivity to Taipo Stream and beyond.</p>	<p>Amend as follows:</p> <p>People expect to have reasonable access to Napier City's coastal environment, TeWhanga (Ahuriri estuary), waterways, and recreational reserves. The maintenance and enhancement of public access to the coast and waterbodies are recognised in the RMA as matters of national importance. <u>A number of key recreational and open space areas adjoin the Development Area. These include the Taipo Stream corridor, and the Park Island recreational area to the north. These play adjacent to the Wharerangi Road Development Area, provides an important recreational and amenity role for future residents and development should consider connections to these existing recreational areas. opportunity for access to this waterbody and also for continuous off-road public access to Ahuriri Estuary to the north. Further, the number of residential units able to be developed in this area generates additional demand for areas of recreation. To provide for the recreational needs of residents, the Wharerangi Road Development Area requires a new centralised neighbourhood reserve with connectivity to Taipo Stream and beyond.</u></p>	Open Submission

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DEV2 - Wharerangi Road Development Area /Issues /DEV2-I3: Rural context	Phil Stickney	263.84	Amend	Seeks to amend as follows: At the time of preparation of the Wharerangi Road Development Area, most of the land was and still is utilised for rural purposes. Productive use of land enables efficient use and economic benefits to be gained until such time as urban development occurs. Urban development may generate reverse-sensitivity issues on rural land uses and can also detract from the visual-amenity of the surrounding rural environment. The provisions of the Development Area seek to recognise this issue as the area is developed.	Amend as follows: At the time of preparation of the Wharerangi Road Development Area, most of the land was and still is utilised for rural purposes. Productive use of land enables efficient use and economic benefits to be gained until such time as urban development occurs. Urban development may generate reverse-sensitivity issues on rural land uses and can also detract from the visual-amenity of the surrounding rural environment. The provisions of the Development Area seek to recognise this issue as the area is developed.	Open Submission
DEV2 - Wharerangi Road Development Area /Objectives /DEV2-O1: Integration of development and infrastructure provision	Phil Stickney	263.85	Amend	Seeks to amend as follows: Urban development and <u>the associated</u> provision of infrastructure in the Wharerangi Road Development Area occurs in an integrated and planned manner.	Amend as follows: Urban development and <u>the associated</u> provision of infrastructure in the Wharerangi Road Development Area occurs in an integrated and planned manner.	Open Submission
DEV2 - Wharerangi Road Development Area /Objectives /DEV2-O2: Residential density	Phil Stickney	263.86	Amend	Seeks to amend as follows: A mixture of higher residential Residential densities <u>will assist in the provision of enable efficient and affordable provision of infrastructure solutions.</u>	Amend as follows: A mixture of higher residential Residential densities <u>will assist in the provision of enable efficient and affordable provision of infrastructure solutions.</u>	Open Submission
DEV2 - Wharerangi Road Development Area /Objectives /DEV2-O3: Connectivity	Phil Stickney	263.87	Amend	Seeks to amend as follows: Development <u>layout provides connectivity to links residents</u> to the surrounding wider -environment including through the provision of integrated transport and reserve linkages.	Amend as follows: Development <u>layout provides connectivity to links residents</u> to the surrounding wider -environment including through the provision of integrated transport and reserve linkages.	Open Submission
DEV2 - Wharerangi Road Development Area /Objectives /DEV2-O4: Resilience	Phil Stickney	263.88	Amend	Seeks to amend as follows: Development is resilient to the <u>potential</u> effects of natural hazards including flooding from Taipo Stream.	Amend as follows: Development is resilient to the <u>potential</u> effects of natural hazards including flooding from Taipo Stream.	Open Submission
DEV2 - Wharerangi Road Development Area /Objectives /DEV2-O5: Community wellbeing	Phil Stickney	263.89	Amend	Seeks to amend as follows: <u>Connections to p</u> Public open space reflects the needs of residents and contributes to community wellbeing in the Wharerangi Road Development Area. Relates to DEV2-I2	Amend as follows: <u>Connections to p</u> Public open space reflects the needs of residents and contributes to community wellbeing in the Wharerangi Road Development Area. Relates to DEV2-I2	Open Submission
DEV2 - Wharerangi Road Development Area /Objectives /DEV2-O6: Rural context	Phil Stickney	263.90	Amend	Seeks to amend as follows: Rural production is <u>enabled</u> and rural amenity values are maintained until such time as the land is developed for urban activities.	Amend as follows: Rural production is <u>enabled</u> and rural amenity values are maintained until such time as the land is developed for urban activities.	Open Submission
DEV2 - Wharerangi Road Development Area /Policies /DEV2-P1: Provision of infrastructure	Phil Stickney	263.91	Amend	Seeks to amend as follows: Require subdivision and development <u>in the development area</u> to be coordinated with the provision of <u>sufficient</u> -stormwater, wastewater, water supply, energy, and telecommunications infrastructure.	Amend as follows: Require subdivision and development <u>in the development area</u> to be coordinated with the provision of <u>sufficient</u> -stormwater, wastewater, water supply, energy, and telecommunications infrastructure.	Open Submission
DEV2 - Wharerangi Road Development Area /Policies /DEV2-P2: Density	Phil Stickney	263.92	Amend	Seeks to amend as follows: <u>Enable Require</u> -residential development to contribute to Napier's housing supply and the efficient provision of infrastructure by providing a minimum <u>net site</u> density of 24 residential units per hectare. Relates to DEV2-O2	Amend as follows: <u>Enable Require</u> -residential development to contribute to Napier's housing supply and the efficient provision of infrastructure by providing a minimum <u>net site</u> density of 24 residential units per hectare. Relates to DEV2-O2	Open Submission

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DEV2 - Wharerangi Road Development Area /Policies /DEV2-P3: Connectivity and resilience	Phil Stickney	263.93	Amend	<p>Seeks to amend as follows:</p> <p>Subdivision and development <u>will</u> contributes <u>positively</u> to the connectivity and resilience of the area, including through:</p> <p>a. providing key roads, active mode connections, and <u>connections to open spaces</u> consistent with the APP10 - Wharerangi Road Development Area Map;</p> <p>b. <u>Mitigating potential</u> ensuring development managed flooding effects so that risks to people and property are not increased including through <u>the use of</u> appropriately designed and sited stopbanks and flood attenuation devices providing sufficient floodplain storage, and</p> <p>c. minimising the use of cul-de-sacs.</p> <p>Relates to DEV2-O3 and DEV2-O4</p>	<p>Seeks to amend as follows:</p> <p>Subdivision and development <u>will</u> contributes <u>positively</u> to the connectivity and resilience of the area, including through:</p> <p>a. providing key roads, active mode connections, and <u>connections to open spaces</u> consistent with the APP10 - Wharerangi Road Development Area Map;</p> <p>b. <u>Mitigating potential</u> ensuring development managed flooding effects so that risks to people and property are not increased including through <u>the use of</u> appropriately designed and sited stopbanks and flood attenuation devices providing sufficient floodplain storage, and</p> <p>c. minimising the use of cul-de-sacs.</p> <p>Relates to DEV2-O3 and DEV2-O4</p>	Open Submission
DEV2 - Wharerangi Road Development Area /Policies /DEV2-P5: Rural context	Phil Stickney	263.94	Amend	<p>Seeks to amend as follows:</p> <p>Recognise the <u>ongoing use of the Development Area</u> interim rural context of the Wharerangi Development Area, including by enabling non-intensive rural activities.</p>	<p>Amend as follows:</p> <p>Recognise the <u>ongoing use of the Development Area</u> interim rural context of the Wharerangi Development Area, including by enabling non-intensive rural activities.</p>	Open Submission
DEV2 - Wharerangi Road Development Area /DEV2 - Wharerangi Road Development Area - Standards Table	Phil Stickney	263.95	Amend	<p>Seeks to amend as follows:</p> <p>DEV2-S1B</p> <p>Activity Status where standards are not met: <u>Restricted</u> Discretionary</p>	<p>Amend as follows:</p> <p>DEV2-S1B</p> <p>Activity Status where standards are not met: <u>Restricted</u> Discretionary</p>	Open Submission
DEV2 - Wharerangi Road Development Area /DEV2 - Wharerangi Road Development Area - Standards Table	Phil Stickney	263.96	Amend	<p>Seeks to amend as follows:</p> <p>1. Subdivision must provide for a minimum density of 24 residential units per hectare <u>net site area</u> (net of roads and reserves).</p>	<p>Amend as follows:</p> <p>1. Subdivision must provide for a minimum density of 24 residential units per hectare <u>net site area</u> (net of roads and reserves).</p>	Open Submission
DEV2 - Wharerangi Road Development Area /DEV2 - Wharerangi Road Development Area - Standards Table /General	Phil Stickney	263.97	Amend	<p>Seeks to amend as follows:</p> <p><u>DEV2-S3A: Supermarket - Commercial Activity – Local Centre Zone</u> <u>Purpose: to enable the provision of a single larger format supermarket to provide for the surrounding catchment</u></p> <p><u>DEV2-S3A</u></p> <p><u>Activity Status: Permitted Standards are:</u></p> <p><u>1.single tenancy of not greater than 2,500sqm gross Floor Area</u></p> <p><u>2. All other standards are achieved</u></p> <p><u>Activity Status where standards are not met:Restricted Discretionary</u></p>	<p>Seeks to amend as follows:</p> <p><u>DEV2-S3A: Supermarket - Commercial Activity – Local Centre Zone</u> <u>Purpose: to enable the provision of a single larger format supermarket to provide for the surrounding catchment</u></p> <p><u>DEV2-S3A</u></p> <p><u>Activity Status: Permitted Standards are:</u></p> <p><u>1.single tenancy of not greater than 2,500sqm gross Floor Area</u></p> <p><u>2. All other standards are achieved</u></p> <p><u>Activity Status where standards are not met:Restricted Discretionary</u></p>	Open Submission
DEV2 - Wharerangi Road Development Area /Assessment criteria /DEV2-AC1: All subdivision and development	Phil Stickney	263.98	Amend	<p>Seeks to amend as follows:</p> <p>a. The extent to which the proposed subdivision and/or development is <u>in general accordance</u> consistent with the Wharerangi Road Development Plan APP10.</p>	<p>Amend as follows:</p> <p>a. The extent to which the proposed subdivision and/or development is <u>in general accordance</u> consistent with the Wharerangi Road Development Plan APP10.</p>	Open Submission

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DEV2 - Wharerangi Road Development Area /Assessment criteria /DEV2-AC1: All subdivision and development	Phil Stickney	263.99	Amend	Seeks to amend as follows: b. Whether the proposed subdivision and/or development provides for the proposed walkway reserve connectivity onto link to between the neighbourhood reserve and the Taipo Stream and Park Island. c. The extent to which the proposed transport network enhances connectivity to the wider environment, including the Taipo Stream esplanade reserve and Park Island. d. The extent to which proposed streets are orientated north-south to maximise the quality of living environments including sunlight access. e. The extent to which the road layout enhances connectivity and achieves an integrated approach to land use and transportation planning. This includes: i. the incorporation of use of on-street traffic calming, including through methods such as cycle lanes, on-street car parking and berm design., shall be considered fundamental design elements of the street cross-section, and ii. minimising the use of cul-de-sacs.	Amend as follows: b. Whether the proposed subdivision and/or development provides for the proposed walkway reserve connectivity onto link to between the neighbourhood reserve and the Taipo Stream and Park Island. c. The extent to which the proposed transport network enhances connectivity to the wider environment, including the Taipo Stream esplanade reserve and Park Island. d. The extent to which proposed streets are orientated north-south to maximise the quality of living environments including sunlight access. e. The extent to which the road layout enhances connectivity and achieves an integrated approach to land use and transportation planning. This includes: i. the incorporation of use of on-street traffic calming, including through methods such as cycle lanes, on-street car parking and berm design., shall be considered fundamental design elements of the street cross-section, and ii. minimising the use of cul-de-sacs.	Open Submission
DEV2 - Wharerangi Road Development Area /Assessment criteria /DEV2-AC1: All subdivision and development	Phil Stickney	263.100	Amend	Seeks to amend as follows: g. Whether the proposed subdivision and/or development provides for the consistent landscaping treatment of streets and reserves that <u>will</u> contribute to urban amenity and landscape values and retains and enhances vistas through the Wharerangi Road Development Area.	Amend as follows: g. Whether the proposed subdivision and/or development provides for the consistent landscaping treatment of streets and reserves that <u>will</u> contribute to urban amenity and landscape values and retains and enhances vistas through the Wharerangi Road Development Area.	Open Submission
DEV2 - Wharerangi Road Development Area /Assessment criteria /DEV2-AC1: All subdivision and development	Phil Stickney	263.101	Amend	Seeks to amend as follows: h. Whether the proposed subdivision and/or development at ensures that development manages flooding effects so that the risks to people and property (including infrastructure) are not increased. for all flood events.	Amend as follows: h. Whether the proposed subdivision and/or development at ensures that development manages flooding effects so that the risks to people and property (including infrastructure) are not increased. for all flood events.	Open Submission
DEV2 - Wharerangi Road Development Area /Assessment criteria /DEV2-AC1: All subdivision and development	Phil Stickney	263.102	Amend	Seeks to amend as follows: j. Whether there is sufficient capacity in the existing or proposed utilities network, and public reticulated water supply, wastewater, and stormwater network to service the proposed development.	Amend as follows: j. Whether there is sufficient capacity in the existing or proposed utilities network, and public reticulated water supply, wastewater, and stormwater network to service the proposed development.	Open Submission