

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Mark Witkowski	HRZ - High Density Residential Zone /HRZ - High Density Residential /	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.
Mark Witkowski	HRZ - High Density Residential Zone /Policies /HRZ P5: Urban character	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
Mark Witkowski	HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	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