

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Napier City Council Event Manager	General / /	170.1	Amend	Considers a General Statement should be added noting the need to enable opportunities for promoters to bring events to the region and for the community to hold events for its social, cultural and recreational wellbeing.	No specific relief sought. General statement to seek amendments to address the Facilitation of Temporary and Community Events.
Napier City Council Event Manager	SD - Overview / /	170.2	Amend	Acknowledges current strategic objectives of the District Plan addresses vibrancy, community and wellbeing in centre zones, and recognize social and community facilities. Notes a lack of recognition of the importance of events to the wellbeing of the community and the benefit of events at the strategic level.	Amend through the addition of a new objective and policy to the strategic direction chapter to recognize the wellbeing benefits from enabling events in the city.
Napier City Council Event Manager	STADZ - Stadium Zone /Introduction /	170.3	Amend	Improve clarity in relation to enabling events within the zone.	Insert paragraph advising the Temporary Activity rules and standards (TEMP) apply over the area-specific Stadium Zone (STADZ) rules and standards.
Napier City Council Event Manager	STADZ - Stadium Zone /STADZ - Stadium Zone - Rules Table /STADZ-R4: Entertainment activities	170.4	Amend	Considers that to avoid contradiction it is necessary to amend 1(b) or 1(c) so that 1(b) does not contradict 1(c) i.e. the noise limits in STADZ-S6 supersede the noise limits in NOISE-R1.	Amend STADZ-R4 1(b) or 1(c) so that 1(b) does not contradict 1(c) i.e. the noise limits in STADZ-S6 supersede the noise limits in NOISE-R1.
Napier City Council Event Manager	STADZ - Stadium Zone /STADZ - Stadium Zone - Standards Table /STADZ-S6: Noise events	170.5	Amend	Considers the need to better enable the use of McLean Park facilities to host community events.	Include Fridays within the 6 hour duration allowance. Extend the durations in both allowances to 11.00pm.
Napier City Council Event Manager	TEMP - Temporary Activities /TEMP - Temporary Activities - Rules Table /TEMP-R2: Temporary noise events	170.6	Amend	Considers that a stage should remain in place at the Church Road concert venue where multiple concerts may occur in short succession to avoid costs and nuisance disruption of packing out just to pack in again within a short period of time.	Amend TEMP-R2A 2. to allow a stage to remain erected on Section SO 9752 for a period of 35 days provided no more than three additional events occur outside this period.
Napier City Council Event Manager	TEMP - Temporary Activities /TEMP - Temporary Activities - Rules Table /TEMP-R2: Temporary noise events	170.7	Amend	Considers that it would better enable Temporary Activities to avoid the need for resource consent in relation to height infringements where the status will be temporary and height in relation to boundary controls are still met in respect to shading effects.	Delete the need for all associated buildings and structures (particularly stages) to comply with the height standards in the applicable zone.
Napier City Council Event Manager	NOISE - Noise /NOISE - Noise - Rules Table /NOISE-R7: Noise generated from temporary events	170.8	Amend	Considers that it would be advantageous to enable McLean Park and the Church Road concert venues to accommodate a limited number of performances that may be characterised by infrequent and minor increase of noise above the 85 dB LAeq (5 min) limit.	Amend by increasing the NOISE-R7 limit to 90 dB LAeq (5 min) for no more than 2 Temporary Events in Stadium Zone and on Section SO 9752.
Napier City Council Event Manager	LIGHT - Light /LIGHT - Light - Standards Table /LIGHT-S1: Light spill and lighting design	170.9	Amend	Considers it advantageous to enable packing down of equipment following activities in a safe environment.	Amend so as to increase the number of days in LIGHT-S1: Stadium Zone 1(b) to 5 days and the duration to 12.00pm.
Napier City Council Event Manager	LIGHT - Light /LIGHT - Light - Standards Table /LIGHT-S1: Light spill and lighting design	170.10	Amend	Considers it necessary to enable packing down of equipment following activities in a safe environment.	Seeks to amend to increase the number of days in LIGHT-S1: Stadium Zone 1(b) to 5 days and the duration to 12.00pm for to Section SO 9752the Church Road concert venue.
Napier City Council – Parklands Development	Planning Maps / /	182.1	Amend	Generally supports the General Residential Zoning extent at Parklands, Orotu Drive. However, in the Area D of Parklands (refer full submission), a new commercial node is proposed to provide amenities for the residents in the immediate walkable catchment. Therefore a Neighbourhood Centre Zone is sought for the proposed location of this commercial node. This is consistent with the purpose of the Neighbourhood Centre zone and will not compete with higher order centres in the retail hierarchy. Instead, it will assist in providing a quality living environment which is a key objective for residential zones and for Parklands more specifically.	Retain the General Residential Zone for Parklands with the exception of the commercial node for Area D to be rezoned to Neighbourhood Centre (refer full submission).
Napier City Council – Parklands Development	GRZ - General Residential Zone / /	182.2	Support	The provisions of the General Residential Zone support stand alone and attached (terraced housing) forms in a suburban character. This is consistent with the objectives for Parklands and they are therefore considered appropriate.	Retain the notified provisions of the General Residential Zone.
Napier City Council – Parklands Development	NOISE - Noise /NOISE - Noise - Standards Table /NOISE-S5: Acoustic treatment for activities sensitive to aircraft noise inside the Outer Control Boundary	182.3	Amend	The standard as currently drafted would result in significant compliance costs for purchasers of sites in the eastern portion of Area 4 at Parklands. It is considered this is unnecessarily onerous and should not be extended to this existing residentially zoned area in principle. Alternative, to achieve an appropriate internal noise environment while enabling growth and operation of the Airport, alternative measures should be explored to reduce compliance costs, including an option to adopt standardised acoustic treatment measures that do not require a report from a “suitably qualified acoustic expert” and/or compensation by the Airport similar to the approach taken with the Port Noise overlay.	Remove the overlay from applying to the zoned land at Parklands. Alternatively, Review standard NOISE-S5 to reduce compliance costs on residential development.
Napier City Council Community Strategies	SCHED3 - Historic heritage items / /	191.1	Amend	Item #100 Petane Grange, located at 45 Eskdale Drive, was significantly impacted by Cyclone Gabrielle and is located within a Category 3 site, meaning it is unsafe for ongoing residential use and occupation. Demolition would require resource consent. It is therefore sought to either remove the item from the heritage listing, or alternatively, amend the policies and assessment criteria for demolition of heritage items impacted by natural hazards as sought in the following submission points.	Delete Item#100 Petane Grange from Schedule 3 – Historic heritage items, or alternative relief.
Napier City Council Community Strategies	HH - Historic heritage /Policies /HH-P3: Continued use	191.2	Amend	Policy HH-P3 addresses demolition and partial demolition of scheduled heritage sites. The current policy enables consideration of “serious and immediate threat to property, people or services”. However, there is no consideration of demolition to mitigate the high risk of natural hazards over the medium-long term, for example the application of Category 3 to land where there is serious risk to life from future flood events. This should be a relevant consideration in assessment of resource consents to demolish heritage buildings in these areas.	Amend the wording of Policy HH-P3 to enable consideration of longer term as well as immediate serious threats from natural hazards.

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Napier City Council Community Strategies	HH - Historic heritage /Assessment criteria /HH-AC6: Demolition of a Group B heritage item	191.3	Amend	Assessment criteria HH-AC6 addresses demolition and partial demolition of Group B scheduled heritage sites. The current criteria enables consideration of whether the heritage item in its current state poses a safety risk, including loss of life, in the event of an earthquake. However, there is no consideration of potential safety issues from buildings and property from other natural hazards, such as high intensity rainfall events. For example, occupation and use of heritage scheduled residential buildings within Category 3 would cause serious risk to life from future flood events. This should be a relevant consideration in assessment of resource consents to demolish heritage buildings in these areas.	Amend the wording of Assessment criteria HH-AC6 to enable consideration of the effects from all natural hazards, not just earthquakes as currently drafted.
Napier City Council Commercial Director	Planning Maps / /	195.1	Amend	Notes that the AESZ - Te Whanganui-a-Orotū (Ahuriri Estuary) Ecology and Stormwater Zone is mapped to cover the full extent of the Lagoon Farm Site north of Prebensen Drive. Notes that the masterplan for the Ahuriri Regional Park has not yet been prepared so parts of the site may not be required to facilitate the development of the regional park and achieve the objectives of the AESZ needed for the park. Considers that there may be opportunity for a part of the Site to be rezoned for alternative uses. Seeks reconsideration of final zoning of the Site following completion of the masterplan.	Rezoning part of the land identified as AESZ - Te Whanganui-a-Orotū (Ahuriri Estuary) Ecology and Stormwater for alternative uses following completion of the Ahuriri Regional Park Masterplan.
Napier City Council Commercial Director	AESZ - Te Whanganui-a-Orotu (Ahuriri Estuary) Ecology and Stormwater Zone /Policies /AESZ-P7: Other land uses	195.2	Oppose	Considers that zone appropriate activities can be determined after the masterplanning process, with a focus on the priority objectives of stormwater management, ecological restoration, enhancement of cultural values and management of natural hazards and effects from climate change. Considers that the policy framework should acknowledge objectives without pre-determining appropriate activities noting that there may opportunity for other activities that do not detract from the overall direction for the Site. Opposes and considers that the "Avoid" policy, predetermines the outcome of this process, is not required to give effect to the zone objectives, and should be deleted.	Delete Policy AESZ-P7
Napier City Council	General / /	196.1	Amend	For ease and clarity in plan implementation, a consistent approach to infringements to standards is sought. Infringements to standards should be a separate activity in the activity table, with a default restricted discretionary activity status, with an alternative activity status listed as required. Standards should not be listed as an activity condition for each individual activity. Each activity can also exclude requiring to comply with certain standards if relevant.	Review all rule tables and update for consistency.
Napier City Council	GIZ - General Industrial Zone /Policies /GIZ-P2: Heavy industrial activities	196.2	Amend	Where sufficient servicing can be provided, and the heavy industrial activity meets the noise limits and high traffic generating activities rules, they are appropriate in the GIZ. Minor changes are required to the policy to reflect the supporting rule framework in the District Plan.	Amend wording as follows (or similar relief): Avoid <u>Require</u> heavy industrial activities in the General Industrial Zone, and industrial activities that have significant water use or infrastructure requirements (wet industry), unless to locate where appropriate services are available and to manage the adverse effects <u>including</u> from discharges, odour, traffic, and noise can be maintained at acceptable levels.
Napier City Council	GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R1: Any industrial activity and any building or structure associated with industrial activities	196.3	Amend	The discharge of contaminants is managed by the Hawkes Bay Regional Council and cannot be directly controlled through the District Plan. Further, there is no clear definition of "Heavy or Wet Industrial Activity". The key matter to manage is to ensure that industrial activity with high water needs/wastewater generation only locates where it can be adequately serviced. Stormwater and wastewater servicing are managed through bylaws. Where connection to council-reticulated networks is not approved through the bylaws, that activity should locate elsewhere in the region.	Amend rule as follows: Where: 1. There are no discharges of contaminants from the site, except Stormwater and wastewater is discharged through a connection to the council-reticulated networks. 2. The goods or services offered <u>as an ancillary activity</u> must be manufactured, processed, repaired, serviced, or warehoused on the site. 3. The activity is not a Heavy or Wet Industrial Activity. <u>Note: Stormwater and wastewater/trade waste may only be discharged to a council-reticulated network in compliance with the Napier City Council Stormwater Bylaw and the NCC Trade Waste and Wastewater Bylaw. Capacity limitations may apply in some areas.</u>
Napier City Council	GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R1: Any industrial activity and any building or structure associated with industrial activities	196.4	Amend	Industrial activity that is not adequately serviced by reticulated networks is generally not appropriate and therefore a non-complying activity status should apply. Site-specific solutions can be sought through GIZ-R1B and would be assessed against the policy framework, including GIZ-P2.	Amend activity status of GIZ-R1B from Discretionary to Non-complying.
Napier City Council	GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R9: Heavy industrial activities Activity Status: Non-complying	196.5	Oppose	The proposed definition of Heavy Industry is not clear enough to be linked to an activity status. Effects from heavy industrial activities can be managed through noise limits in receiving zones, the high trip generating activity rule, and the requirement for sites to be connected to Council's network in accordance with the relevant bylaws (that apply in addition to the District Plan). Discharge consents from HBRC, if required, would require assessment of the receiving environment including having regard to location.	Delete Rule GIZ-R9.
Napier City Council	Definitions / /	196.6	Amend	The current definition of heavy industry is not clear enough for use in plan implementation. The matters to be managed will be controlled through standards and other rules in the plan.	Delete the definition "heavy industry".

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Napier City Council	Planning Maps //	196.7	Amend	The PDP only enables development of Jervoistown in accordance with the “unserviced” provisions of the operative district plan (ODP) i.e. minimum 2,500sqm sites due to the requirement to provide for onsite wastewater discharge, and the potential cumulative stormwater management challenges for higher intensity development. However, the ODP also includes a structure plan allowing for full urbanization in the event a clear majority (75%) of land owners want this option, and agree to pay for the full urban services to be put in place. Adding a new “Jervoistown Development Area” consistent with Appendix 28C of the ODP, which could be triggered via Council resolution where 75% of landowners agree to pursue urbanization of Jervoistown, will retain this option for landowners into the future.	Add a new “Jervoistown Development Area” to the full extent of the Jervoistown precinct.
Napier City Council	General //	196.8	Amend	The PDP only enables development of Jervoistown in accordance with the “unserviced” provisions of the operative district plan (ODP) i.e. minimum 2,500sqm sites due to the requirement to provide for onsite wastewater discharge, and the potential cumulative stormwater management challenges for higher intensity development. However, the ODP also includes a structure plan allowing for full urbanization in the event a clear majority (75%) of land owners want this option, and agree to pay for the full urban services to be put in place. Adding a new “Jervoistown Development Area” consistent with Appendix 28C of the ODP, which could be triggered via Council resolution where 75% of landowners agree to pursue urbanization of Jervoistown, will retain this option for landowners into the future.	Add new “Jervoistown Development Area” with provisions consistent with Appendix 28C of the ODP (see full submission).
Napier City Council	APP15 - Financial Contributions Tables /Table 1: Residential and Rural Financial Contributions /	196.9	Amend	Amend the footnote 1 for Jervoistown: Full Urban to reflect the addition of the Jervoistown Development Area.	Amend the footnote 1 for Jervoistown: Full Urban as follows: This option will only proceed if 75% of landowners in Jervoistown want and agree to pay for full infrastructural services in accordance with the provisions of the Jervoistown Development Area.
Napier City Council	PREC6 - Mission Productive Rural Precinct /Rules /PREC6-R1: Rural processing activities	196.10	Amend	The permitted activity rule as currently drafted doesn’t have any restriction on the scale of rural processing activities, or whether it needs to support activities on the land. It therefore does not give effect to the National Policy Statement for Highly Productive Land. Rural processing activities may be appropriate as enabled through Clauses 3.9(2) and 3.9(3) however an assessment would be required.	Change activity status for PREC6-R1 from Permitted to Restricted Discretionary Activity (non-notified).
Napier City Council	Planning Maps //	196.11	Amend	The rezoning of land at 85A Battery Rd, Te Atu St, Coronation ST and Tangaroa St to General Industrial Zone from Mixed Use Zone is intended to recognise existing activities on the site. However the activities enabled by this zone may not be appropriate for the adjacent residential activities. Suggest a new precinct to enable activities appropriate for this site.	Add a new precinct to the subject land to reflect the industrial activity provisions of the Mixed Use zone including range of permitted industrial activities and the permitted building height.
Napier City Council	Planning Maps //	196.12	Amend	The proposed Rural Lifestyle zone purpose and provisions do not facilitate ongoing use of residential land (zoned Rural Settlement in the Operative District Plan) at Bay View. The rezoning appears to have been a mapping error.	Rezone land at Bay View zoned Rural Settlement in the Operative District Plan and Rural Lifestyle in the Proposed District Plan, to Settlement zone. Refer attached map for extent (See full submission).
Napier City Council	SETZ - Settlement zone /SETZ - Settlement Zone - Standards Table /SETZ-S1: Density	196.13	Amend	The density rule does not recognize unserviced sites. The rule also is more restrictive than the Operative District Plan rule for fully serviced sites, however this change has not been supported by analysis.	Either undertake further analysis for change to density provisions from the ODP, or, amend to allow for: - Fully serviced sites: One residential unit per site, provided that the net site area is not less than 800sqm, - Other sites: a) One residential unit per site, provided that the net site area is not less than 1000sqm b) One residential unit and one minor residential unit per site, provided that the net site area is not less than 2000sqm.
Napier City Council	SUB - Subdivision /SUB - Subdivision - Standards Table /SUB-S3: Minimum allotment sizes - rural	196.14	Amend	As currently drafted, there is no minimum lot size for sites that are partially serviced in the Settlement Zone.	Amend standard as follows: 800m ² Fully Serviced Sites 1500m ² unserviced other sites
Napier City Council	Definitions //	196.15	Amend	There is currently no definition for “Fully Serviced Site”. This could cause difficulty in implementation the density standard (SETZ-S1) and minimum lot size standard (SUB-S3) for the Settlement Zone.	Add new definition for “Fully Serviced Site” means a site connected to water supply, reticulated wastewater and stormwater systems that are provided by one or more network utility operators where those systems comply fully with the requirements of Chapter 66 (Volume II - Code of Practice for Subdivision and Land Development).
Napier City Council	MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S2: Height in relation to boundary	196.16	Amend	Further analysis on the appropriateness of each of the MDZ provisions in achieving the objectives of the zone is required, including having regard to the implementation of central government’s medium density residential standards (MDRS) in Tier 1 areas (i.e. whether “quality living environments” (MRZ-O3) are achieved), and the feasibility of developing land for the intended typology under the standards (i.e. whether land is used efficiently for medium-density residential living (MRS-O1).	Consider amending to: MDRS standard of 4m + 60 degrees, Or GRZ standard of 3m + 45 degrees
Napier City Council	MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S3: Front yards	196.17	Amend	Further analysis on the appropriateness of each of the MDZ provisions in achieving the objectives of the zone is required, including having regard to the implementation of central government’s medium density residential standards (MDRS) in Tier 1 areas (i.e. whether “quality living environments” (MRZ-O3) are achieved), and the feasibility of developing land for the intended typology under the standards (i.e. whether land is used efficiently for medium-density residential living (MRS-O1).	Consider amending to 2.5m.

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Napier City Council	MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S7: Landscaped area	196.18	Amend	Further analysis on the appropriateness of each of the MDZ provisions in achieving the objectives of the zone is required, including having regard to the implementation of central government's medium density residential standards (MDRS) in Tier 1 areas (i.e. whether "quality living environments" (MRZ-O3) are achieved), and the feasibility of developing land for the intended typology under the standards (i.e. whether land is used efficiently for medium-density residential living (MRS-O1).	Consider amending clause (1) to requiring a minimum of 35% landscaped area.
Napier City Council	MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S11: Outdoor living space	196.19	Amend	The wording of this standard could be improved to achieve the intended outcome as stated in the purpose.	Amend wording to require outdoor living space to be directly accessible from a living area, and to confirm whether the 20sqm can be split into separate areas or is required to be provided in a single area. Also require outdoor living area to be a maximum gradient to ensure it is useable.
Napier City Council	MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S12: Residential outlook space	196.20	Amend	This standard as currently drafted effectively requires all habitable rooms to be set back 3m from the boundary. This doesn't allow for flexibility in site design. Upper levels will necessarily be set back to comply with height in relation to boundary standards. The wording of this standard could also be improved to achieve the intended outcome as stated in the purpose.	Consider amending standard to apply a 3m x 3m outlook from the principal bedroom, and 1m x 1m from all other habitable rooms. Review wording to assist in implementation e.g. how/where it is measured from.
Napier City Council	SUB - Subdivision /SUB - Subdivision - Standards Table /SUB-S1: Minimum allotment sizes - residential	196.21	Amend	Standard 1 for the residential zones isn't clear or consistent on how land use standards associated with the zone are addressed e.g. if they need to be approved prior to the subdivision or concurrently. Further, the minimum lot size of 350sqm for vacant lots in the high density residential zone would encourage fragmentation rather than comprehensive site development and is therefore not the most efficient and effective minimum lot size for achieving the purpose of the zone. A minimum lot size of 1200sqm is recommended in this zone, and will encourage amalgamation and high density development rather than infill development.	Amend clauses 1(a) and (b) to enable land use consent for an infringement to non-compliance with standards to be sought either concurrently or through a prior approved land use consent. Amend clause (2) to require a minimum allotment size of 1200m ² in the high density residential zone for any subdivision that creates new vacant allotments.
Napier City Council	Planning Maps / /	196.22	Amend	The extent of the Napier City Heritage precinct in the notified PDP does not reflect the expert assessment reports that support having additional design control and management of buildings within the area. The precinct should be clearly defined to include the areas of the City Centre zone and Open Space Zone with heritage values.	Redefine the extent of the Napier City Heritage precinct as per the attached map (see full submission).
Napier City Council	OSZ - Open Space Zone /Introduction /	196.23	Amend	Communicate in the introduction to the zone that the Reserve Management Plan is also relevant to assessing activities and development in the zone.	Insert: "In assessing resource consent applications required under the District Plan, the Council will have regard to the relevant reserve management plan for the area." Consistent with NOSZ.
Napier City Council	SARZ - Sport and Active Recreation Zone /Introduction /	196.24	Amend	Communicate in the introduction to the zone that the Reserve Management Plan is also relevant to assessing activities and development in the zone.	Insert "In assessing resource consent applications required under the District Plan, the Council will have regard to the relevant reserve management plan for the area." Consistent with NOSZ.
Napier City Council	STADZ - Stadium Zone /Introduction /	196.25	Amend	Communicate in the introduction to the zone that the Reserve Management Plan is also relevant to assessing activities and development in the zone.	Insert: "Activities and uses on publicly owned land must obtain permission (such as a lease or a licence) from the Council as the administering authority, and are assessed as required by the Reserves Act 1977 and any relevant reserves management plan. This is in addition to any requirements under the District Plan and the RMA. In assessing resource consent applications required under the District Plan, the Council will have regard to the relevant reserve management plan for the area."
Napier City Council	NOSZ - Natural Open Space Zone /Assessment criteria /	196.26	Amend	The current assessment criteria in the open space zones refer only to "any values identified in an approved Resource Management Plan". In addition to values, Reserve Management Plans (and plans under the Conservation Act) may refer to activities, structures and other methods. These plans are a relevant consideration under s104 for decision making on resource consents and will assist in ensuring an integrated approach to planning. Therefore the criteria should require wider regard be given to these other plans "	Add a new assessment criteria: <u>Whether the proposal is consistent with the outcomes sought in any relevant adopted reserve management plan, conservation management strategy or conservation management plan.</u>
Napier City Council	OSZ - Open Space Zone /Assessment criteria /	196.27	Amend	The current assessment criteria in the open space zones refer only to "any values identified in an approved Resource Management Plan". In addition to values, Reserve Management Plans (and plans under the Conservation Act) may refer to activities, structures and other methods. These plans are a relevant consideration under s104 for decision making on resource consents and will assist in ensuring an integrated approach to planning. Therefore the criteria should require wider regard be given to these other plans "	Add a new assessment criteria: <u>Whether the proposal is consistent with the outcomes sought in any relevant adopted reserve management plan, conservation management strategy or conservation management plan.</u>
Napier City Council	SARZ - Sport and Active Recreation Zone /Assessment criteria /	196.28	Amend	The current assessment criteria in the open space zones refer only to "any values identified in an approved Resource Management Plan". In addition to values, Reserve Management Plans (and plans under the Conservation Act) may refer to activities, structures and other methods. These plans are a relevant consideration under s104 for decision making on resource consents and will assist in ensuring an integrated approach to planning. Therefore the criteria should require wider regard be given to these other plans "	Add a new assessment criteria: <u>Whether the proposal is consistent with the outcomes sought in any relevant adopted reserve management plan, conservation management, strategy or conservation management plan.</u>

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Napier City Council	STADZ - Stadium Zone /Assessment criteria /	196.29	Amend	The current assessment criteria in the open space zones refer only to "any values identified in an approved Resource Management Plan". In addition to values, Reserve Management Plans (and plans under the Conservation Act) may refer to activities, structures and other methods. These plans are a relevant consideration under s104 for decision making on resource consents and will assist in ensuring an integrated approach to planning. Therefore the criteria should require wider regard be given to these other plans".	Add a new assessment criteria: <u>Whether the proposal is consistent with the outcomes sought in any relevant adopted reserve management plan, conservation management strategy or conservation management plan.</u>
Napier City Council	BHZ - Boat Harbour Zone /Assessment criteria /	196.30	Amend	The current assessment criteria in the open space zones refer only to "any values identified in an approved Resource Management Plan". In addition to values, Reserve Management Plans (and plans under the Conservation Act) may refer to activities, structures and other methods. These plans are a relevant consideration under s104 for decision making on resource consents and will assist in ensuring an integrated approach to planning. Therefore the criteria should require wider regard be given to these other plans".	Add a new assessment criteria: <u>Whether the proposal is consistent with the outcomes sought in any relevant adopted reserve management plan, conservation management strategy or conservation management plan.</u>
Napier City Council	NOSZ - Natural Open Space Zone /NOSZ - Natural Open Space Zone - Rules Table /NOSZ-R4: Additions, alterations, or new buildings	196.31	Amend	The rules for this zone currently do not permit small scale buildings and structures that support conservation activities, which would be consistent with the objectives for the zone, for example, skink protection structures.	Reword to <u>"The building or structure is for public amenities or directly related to conservation of indigenous flora and/or fauna".</u>
Napier City Council	Planning Maps //	196.32	Amend	Cemeteries - Schedule 8.Reasons: The cemeteries listed in Schedule 8 of the District Plan are not identified on the planning maps, reducing clarity for plan users.	Add the cemeteries listed in Schedule 8 of the Plan as a "Cemetery Control Area".
Napier City Council	OSZ - Open Space Zone /OSZ - Open Space Zone - Rules Table /OSZ-R6: Cemeteries	196.33	Amend	The cemeteries listed in Schedule 8 of the District Plan are not identified on the planning maps, reducing clarity for plan users. Seek to add these instead as a mapped "Cemetery Control Area".	Amend rule to refer to cemeteries within the mapped "Cemetery Control Area" instead of relying on Schedule 8.
Napier City Council	Planning Maps //	196.34	Amend	Marine Industrial Zone The Marine Industry Zone applies to land subject to the Reserves Act and the New Zealand Coastal Policy Statement. Making marine industry permitted does not necessarily give effect to the Reserves Management Plan or NZCPS. Some assessment is appropriate. Further, non-marine industry activities may also be appropriate in this location. Marine industry such as boat building can also locate in other industrial zones, it is not essential they always have direct water access. The Boat Harbour Zone provisions are therefore appropriate to consider this balance of activities and potential impacts on the coastal environment.	Rezone land identified as "Marine Industry Special Zone" at Meeanee Quay to "Boat Harbour Zone".
Napier City Council	MIZ - Marine Industrial Zone //	196.35	Oppose	The Marine Industry Zone applies to land subject to the Reserves Act and the New Zealand Coastal Policy Statement. Making marine industry permitted does not necessarily give effect to the Reserves Management Plan or NZCPS. Some assessment of these activities through a resource consent process is appropriate. Further, non-marine industry activities may also be appropriate in this location. Marine industry such as boat building can also locate in other industrial zones; it is not essential they always have direct water access. The Boat Harbour Zone provisions are therefore appropriate to consider this balance of activities and potential impacts on the coastal environment.	Delete Marine Industry Zone in its entirety.
Napier City Council	Planning Maps //	196.36	Amend	Open Space Zone. The Open Space zone provisions refer to the Marine Parade Recreation Control area however this is not mapped. This should reflect the extent of the Marine Parade Recreation Zone under the Operative District Plan.	Map the "Marine Parade Recreation Control Area" consistent with the extent of the Marine Parade Recreation Zone under the Operative District Plan.
Napier City Council	NOSZ - Natural Open Space Zone /NOSZ - Natural Open Space Zone - Rules Table /NOSZ-R3: Community activities	196.37	Amend	Community activity is not defined in the PDP and therefore it is unclear what activities are covered by this rule.	- Change term to "Community facility" which is defined. - Change all references in the PDP from Community activity to Community facility for consistency and clarity for plan users.
Napier City Council	TREE - Notable Trees /TREE - Notable Trees - Rules Table /TREE-R2: Removal or destruction of a notable tree	196.38	Amend	The City Wide Reserve Management Plan is going to be replaced by a new proposed plan in 2024 therefore this reference will be out of date by the time the PDP is made operative.	Delete reference to the City Wide Reserve Management Plan.
Napier City Council	EW - Earthworks /EW - Earthworks - Rules Table /EW-R1: Earthworks for building activities	196.39	Amend	EW-R1A Open Space Zones in the PDP include Open Space and Recreation Zones. Consistent terminology should be used for clarity in plan implementation.	Change reference in clause (c) to 'Open Space Zones' to 'Open Space and Recreation Zones'.
Napier City Council	Planning Maps //	196.40	Amend	A full review of the zoning of NCC Parks & Reserves has identified inaccurate zoning for a number of parcels. It is appropriate for the Open Space and Recreation zoning for each site to be consistent with the function of Council reserves to enable an integrated approach to management of these parks and reserves.	Rezone land according to the attached schedule (see full submission).
Napier City Council	Planning Maps //	196.41	Amend	Taradale Library Zoning Taradale Library (located at Lot 2 DP 25696) is proposed to be zoned High Density Residential. This is not appropriate for the use of the site as it would not facilitate extensions or redevelopment of the library. An alternative zoning should be considered.	Rezone Taradale Library (Lot 3 DP 25696) to Town Centre Zone, Open Space Zone, or alternative relief to recognize the use and occupation of the site for community facilities.

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Napier City Council	HH - Historic heritage /HH - Historic Heritage - Rules Table /	196.42	Amend	Consistent with Policy HH-P3, Council wishes to enable continued use on buildings for modern activities, including encouraging the use of solar panels, on heritage items provided that heritage values are not compromised.	Add new permitted activity rule (for both contributory and non-contributory sites): Minor external alterations to any Group A or Group B heritage item that are associated with: i) Security alarms ii) Security lighting iii) Any attachment that is not visible from a road or public space, excluding signage
Napier City Council	OVR1 - Harbour Reserve Historic Heritage Overlay /OVR1 - Harbour Reserve Historic Heritage Overlay - Rules Table /	196.43	Amend	Council wishes to enable continued use, including solar panels, on heritage items provided that heritage values are not compromised.	Add new permitted activity rule (for both contributory and non-contributory sites): Minor external alterations to any Group A or Group B heritage item that are associated with: i) Security alarms ii) Security lighting iii) Any attachment that is not visible from a road or public space, excluding signage
Napier City Council	OVR2 - Coronation Street Historic Heritage Overlay /OVR2 - Coronation Street Historic Heritage Overlay - Rules Table /	196.44	Amend	Council wishes to enable continued use, including solar panels, on heritage items provided that heritage values are not compromised.	Add new permitted activity rule (for both contributory and non-contributory sites): Minor external alterations to any Group A or Group B heritage item that are associated with: i) Security alarms ii) Security lighting iii) Any attachment that is not visible from a road or public space, excluding signage
Napier City Council	OVR3 - Marewa Post-War Historic Heritage Overlay /OVR3 - Marewa Post-War Historic Heritage Overlay - Rules Table /	196.45	Amend	Council wishes to enable continued use, including solar panels, on heritage items provided that heritage values are not compromised.	Add new permitted activity rule (for both contributory and non-contributory sites): Minor external alterations to any Group A or Group B heritage item that are associated with: i) Security alarms ii) Security lighting iii) Any attachment that is not visible from a road or public space, excluding signage
Napier City Council	OVR4 - Marewa State Housing Historic Heritage Overlay /OVR4 - Marewa State Housing Historic Heritage Overlay - Rules Table /	196.46	Amend	Council wishes to enable continued use, including solar panels, on heritage items provided that heritage values are not compromised.	Add new permitted activity rule (for both contributory and non-contributory sites): Minor external alterations to any Group A or Group B heritage item that are associated with: i) Security alarms ii) Security lighting iii) Any attachment that is not visible from a road or public space, excluding signage
Napier City Council	OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay - Rules Table /	196.47	Amend	Council wishes to enable continued use, including solar panels, on heritage items provided that heritage values are not compromised.	Add new permitted activity rule (for both contributory and non-contributory sites): Minor external alterations to any Group A or Group B heritage item that are associated with: i) Security alarms ii) Security lighting iii) Any attachment that is not visible from a road or public space, excluding signage
Napier City Council	OVR6 - Tram Shelter Historic Heritage Overlay /OVR6 - Tram Shelter Historic Heritage Overlay - Rules /	196.48	Amend	Council wishes to enable continued use, including solar panels, on heritage items provided that heritage values are not compromised.	Add new permitted activity rule (for both contributory and non-contributory sites): Minor external alterations to any Group A or Group B heritage item that are associated with: i) Security alarms ii) Security lighting iii) Any attachment that is not visible from a road or public space, excluding signage
Napier City Council	OVR7 - Te Awa Bungalow Historic Heritage Overlay /OVR7 - Te Awa Bungalow Historic Heritage Overlay - Rules Table /	196.49	Amend	Council wishes to enable continued use, including solar panels, on heritage items provided that heritage values are not compromised.	Add new permitted activity rule (for both contributory and non-contributory sites): Minor external alterations to any Group A or Group B heritage item that are associated with: i) Security alarms ii) Security lighting iii) Any attachment that is not visible from a road or public space, excluding signage
Napier City Council	Definitions / /	196.50	Amend	A definition for "attachment" is required to accompany the new permitted activity rule sought for the HH and heritage overlay chapters.	Amend Definitions chapter to add new term: "Attachment: means, in relation to heritage items and heritage character overlays, part or all of any structure, pipe, equipment or cable that is externally fixed to the building or item to perform a particular function and includes, but is not limited to: • Customer connections, relating to radio communication or telecommunication lines; wastewater or stormwater treatment or disposal; and/or water, gas or electricity • Fire alarm panels • Sprinkler inlets • Air conditioning units • Heat pumps

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Napier City Council	General / /	196.51	Amend	The existing rules for minor residential units throughout the residential and rural zones in the PDP allow a maximum 80sqm. This excludes garages. This provides for a large 2 bedroom or small three bedroom residential unit and could result in essentially a full sized second unit. Second units may not effectively and efficiently achieve the objectives and policies for each of these zones. Enabling a smaller unit of maximum 65sqm may provide for extended family and communal living opportunities without detracting from the rural character/highly productive land in rural zones, and the quality living environment objectives in the residential zones.	Consider reducing the permitted GFA limit for minor residential units in all zones from 80sqm to 65sqm.
Napier City Council	RLZ - Rural Lifestyle Zone /Policies /	196.52	Amend	There is no specific policy guidance in the rural zones for minor residential units. To ensure that these are appropriately managed to achieve the objectives for the rural zones including in relation to highly productive land and rural amenity, an additional policy is sought in terms of how minor residential units are approached.	Add a new policy "To enable appropriate Minor Household units in rural zones, where they provide for separate accommodation in a manner that is visually integrated with the Principal Household Unit." Or similar alternative relief.
Napier City Council	RPROZ - Rural Production Zone /Policies /	196.53	Amend	There is no specific policy guidance in the rural zones for minor residential units. To ensure that these are appropriately managed to achieve the objectives for the rural zones including in relation to highly productive land and rural amenity, an additional policy is sought in terms of how minor residential units are approached.	Add a new policy "To enable appropriate Minor Household units in rural zones, where they provide for separate accommodation in a manner that is visually integrated with the Principal Household Unit." Or similar alternative relief.
Napier City Council	RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table /RLZ-R5: Minor residential unit, a residential care facility, an education facility	196.54	Amend	There is no requirement under the rules for minor residential units to be within close proximity to the principal residential unit. This could result in significant visual amenity and rural character effects, as well as resulting in further fragmentation of highly productive land including through provision of separate driveways etc.	Add new activity conditions for minor residential units (as a separate activity rule) as follows: a) Sites less than 100ha The Minor Household Unit shall be separated from the Principal Household Unit by a maximum distance of 6 metres on all sites less than 100ha in rural zones. b) Sites of 100 ha or greater The Minor Household Unit shall be separated from the Principal Household Unit by a maximum distance of 30 metres on all sites of 100ha or greater in rural zones. Or similar alternative relief.
Napier City Council	RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /RPROZ-R6: Minor residential unit	196.55	Amend	There is no requirement under the rules for minor residential units to be within close proximity to the principal residential unit. This could result in significant visual amenity and rural character effects, as well as resulting in further fragmentation of highly productive land including through provision of separate driveways etc.	Add new activity conditions for minor residential units (as a separate activity rule) as follows: a) Sites less than 100ha The Minor Household Unit shall be separated from the Principal Household Unit by a maximum distance of 6 metres on all sites less than 100ha in rural zones. b) Sites of 100 ha or greater The Minor Household Unit shall be separated from the Principal Household Unit by a maximum distance of 30 metres on all sites of 100ha or greater in rural zones. Or similar alternative relief.
Napier City Council	RLZ - Rural Lifestyle Zone /Assessment criteria for particular land uses /	196.56	Amend	There is currently no guidance in the rural zones for how to assess minor residential units that do not comply with the permitted activity standards. Matters of discretion and assessment criteria should provide guidance to ensure that these do not detract from the relevant objectives and policies for the zones.	Add matters of discretion and assessment criteria relating to rural character, external appearance, landform modification, density, visual impact, access, and highly productive land.
Napier City Council	RPROZ - Rural Production Zone /Assessment criteria /	196.57	Amend	There is currently no guidance in the rural zones for how to assess minor residential units that do not comply with the permitted activity standards. Matters of discretion and assessment criteria should provide guidance to ensure that these do not detract from the relevant objectives and policies for the zones.	Add matters of discretion and assessment criteria relating to rural character, external appearance, landform modification, density, visual impact, access, and highly productive land.
Napier City Council	GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table /GRZ-S11: Outdoor living space	196.58	Amend	This rule should not apply to minor residential units. One key distinction of minor residential units is that they can share outdoor space with the primary residential unit as they are ancillary / not a stand-alone site.	Amend standard to add exemption for minor residential units complying with the permitted activity standards of GRZ-R3.
Napier City Council	SUB - Subdivision /SUB - Subdivision - Standards Table /SUB-S1: Minimum allotment sizes - residential	196.59	Amend	The minimum lot size rule for vacant sites does not apply to sites containing an existing residential unit. However, it needs to be clarified that this exemption does not apply to minor residential units, as these are enabled based on them being ancillary to a primary residential unit on the same site. Subdividing off a minor residential unit could be either enabled under S1(2) if 350sqm, or if under, would need land use consent to "upgrade" it to a full unit complying with all other provisions. Consequential amendments are also proposed to the financial contributions chapter for clarity.	Amend 1(a) so that no minimum lot size only applies to residential units (excluding minor residential units).
Napier City Council	FC - Financial Contributions /FC - Financial Contributions - Standards Table /FC-S2: Residential multi-unit development	196.60	Amend	The current drafting of this standard doesn't make it clear how minor residential units should be treated in terms of financial contributions. The intention is that permitted minor residential units e.g. no more than 80sqm in the General Residential Zone, would be exempt from paying financial contributions are they are enabled as an ancillary extension to the primary residential unit. This approach is also proposed for the subdivision chapter to ensure where minor residential units are subdivided from the primary unit that the appropriate provisions for a full new site, including FCs, apply.	Amend as follows: FC-S2: Residential multi-unit development 1. All multi-unit developments for residential purposes must meet the following requirements: a) on every multi-unit development for residential purposes, the financial contribution must be paid to the Council as set out in Appendix 15 Table 1 (subject to the calculations referred to in FC-S4 and the adjustment as a result of the indexation referred to in FC-S5) for the second and each subsequent residential unit of the development (Note: for the purpose of this standard, residential unit excludes a minor residential unit that meets the relevant activity conditions in the zone activity table), and ...
Napier City Council	LLRZ - Large Lot Residential Zone /LLRZ - Large Lot Residential Zone - Rules Table /	196.61	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.

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Napier City Council	NCZ - Neighbourhood Centre Zone /NCZ - Neighbourhood Centre Zone - Rules Table /	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.
Napier City Council	SCHED4 - Historic Heritage Overlay and Precinct Schedule //	196.63	Amend	For clarity, include legal descriptions for 187 and 189 Shakespeare Road (Non-Contributory Sites).	Add the legal descriptions to the Tram Shelter Historic Heritage Overlay table: 187 Shakespeare Road – Lot 2 DP 509564 189 Shakespeare Road – Lot 2 DP 509564
Napier City Council	Planning Maps //	196.64	Amend	Not all overlays, control areas, zones etc are snapped to property boundaries. This is necessary to ensure clarity in implementation. There will be some exemptions where overlays deliberately cross through boundaries due to the expert evidence supporting their spatial extent. Further, some layers still show “draft” – this should be removed.	Check that boundaries of planning layers are snapped to property boundaries where appropriate. Remove references to “draft” on layers.
Napier City Council	Planning Maps //	196.65	Amend	The Port Zone refers to a Rock Fall Hazard Specific Control Area however the extent of this has not been mapped on the planning maps.	Add the mapped extent of the Rock Fall Hazard Specific Control Area (see Attachment 6), or alternatively delete Rule PORTZ-R6.
Napier City Council	PA - Public Access /Objectives /PA-O2: Providing linkages across the western hills to protect and enhance identified connectivity opportunities throughout Napier	196.66	Amend	This objective refers to a wider continuous off-road walkway from Ōtātara Pā to Ahuriri estuary, however, the indicative public access routes and the issue in PA-I2 only include the Mission walkways. The objective wording should be updated accordingly.	Amend PA-O2 as follows (or similar relief): - PA-O2: Providing linkages across the western hills <u>Mission Precincts</u> to protect and enhance identified connectivity opportunities throughout Napier. - Napier’s pathway network is enhanced and developed including in the western hills <u>Mission Precincts</u> to provide a continuous off road walkway from Ōtātara Pā to Ahuriri estuary and provide connectivity to, from and within potential development west of Napier.
Napier City Council	Planning Maps //	196.67	Amend	Major Hazard Facility Risk Management Overlay The Major Hazard Facility Risk Management Overlay referred to in HAZS-R4 is labelled as Significant Hazardous Facility Risk Management in the planning maps. These should be consistent for clarity in plan implementation.	Re-label as “Major Hazard Facility Risk Management Overlay” on the planning maps to be consistent with the relevant rule in the plan.
Napier City Council	OVR3 - Marewa Post-War Historic Heritage Overlay /OVR3 - Marewa Post-War Historic Heritage Overlay - Rules Table /OVR3-R5: External alterations, additions, total or partial demolition or relocation to an accessory building or structure on a Contributory site	196.68	Amend	Rule OVR3-R5 is intended to apply to alterations, additions, total or partial demolition or relocation of buildings other than an accessory building or structure on a Contributory site. This is an error.	Update heading of Rule OVR3-R5 so it applies to buildings other than an accessory building of structure on a Contributory site.
Napier City Council	NOISE - Noise /NOISE - Noise - Rules Table /NOISE-R9: Noise sensitive activities in the City Centre Zone, Mixed Use Zone, or Industrial Zone	196.69	Amend	This rule is intended to apply to noise sensitive activities in the Industrial Zone (in the event they are authorized in the zone) however this is not clarified in activity condition (1). This is an error.	Amend NOISE-R9A(1) to add “Industrial Zones” after City Centre Zone or Mixed Use Zone.
Napier City Council	SIGN - Signs /SIGN - Signs - Rules Table /SIGN-R10: Signs within sportsgrounds at McLean Park, Blue Water Stadium, Park Island, and within the Stadium Zone	196.70	Amend	Stadium is incorrectly spelt in the rule heading. This is an error.	Correct spelling of “Stadium”.
Napier City Council	SIGN - Signs /SIGN - Signs - Rules Table /SIGN-R20: Temporary signs on private property for electioneering, election advertisement, and similar purposes	196.71	Amend	To assist plan users, reference to the Electoral Act 1993 is recommended as compliance with that act is also required in addition to the District Plan.	Add to the end of the rule: Note: Signs are also required to comply with the Electoral Act 1993 (or similar relief).
Napier City Council	Definitions //	196.72	Amend	The current definition of “Residential care facility” refers to travellers’ accommodation. This term is not defined in the proposed District Plan. Instead, the definition should refer to “visitor accommodation”. This is an error.	Update definition of “Residential care facility” to delete “travellers’ accommodation” and replace with “visitor accommodation”.
Napier City Council	HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S2: Height in relation to boundary	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.
Napier City Council	TW - Tangata whenua - Mana whenua //	196.74	Amend	This section is missing reference to the relevant iwi and hapū management plans that apply within the Napier City boundaries. The objectives and policies of the plan give effect to them however they are not specifically identified. This should be included to assist plan users in understanding the full planning context.	Add reference and brief description of the following: - Kahungunu ki Uta, Kahungunu ki Tai, Marine and Freshwater Fisheries Strategic Plan (KKUKKT) Tutaekuri Awa Management and Enhancement Plan - Te Taiwhenua o Heretaunga – Mana Ake (Hapū Management Plan)
Napier City Council	SUB - Subdivision /SUB - Subdivision - Rules Table /SUB-R2: Boundary adjustment	196.75	Amend	The current drafting of this rule effectively makes any subdivision more than 10% of an existing site area a discretionary activity, even if the minimum lot size of the zone is met. The intention of the boundary adjustment rule is to enable small adjustments to existing lots as a controlled activity even where not all standards are met. However, where the boundary adjustment is more than 10%, this could be treated as a standard controlled activity subdivision under SUB-R1 if all standards are met.	Add note to SUB-R2B stating that boundary adjustments not meeting SUB-R2A(2) may be considered under either SUB-R1A (if activity standard (1) met), or SUB-R2B.

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Napier City Council	SUB - Subdivision /SUB - Subdivision - Standards Table /SUB-S11: Shape factor	196.76	Amend	The purpose of the shape factor standard is to ensure sites can accommodate development that complies with the standards of the zone. However, it is not clear in the wording of the standard that the shape factor should comply with all applicable standards for the zone e.g. yard setbacks. Further, the shape factor for the high density zone should be larger to accommodate the intended typologies sought by the zone objectives.	Amend the standard as follows (or similar relief): SUB-S11: Shape factor <u>High density residential zone (HDRZ)</u> 1. All vacant sites must be able to contain a rectangle of 15m x 20m that complies with all applicable standards of the zone. <u>All other zones</u> 2. All vacant sites must be able to contain a rectangle of 8 m by 15m <u>that complies with all applicable standards of the zone.</u>
Napier City Council	SUB - Subdivision /Assessment criteria /SUB-AC1: General, applies to all subdivision (including boundary adjustments)	196.77	Amend	The current wording in the introduction to the assessment criteria states that the criteria become matters of control or discretion for CA and RDA activities. This is not correct in the context of the proposed District Plan – the relevant matters of control or discretion are set out in the rules and standards. Further, the assessment criteria for subdivision apply to all activities including discretionary and non-complying as they provide additional guidance on the relevant effects to be assessed.	Amend wording as follows: In assessing all applications for subdivision, Council will have regard to the following assessment criteria. The assessment criteria are to be considered as matters of control for the assessment of controlled activity subdivisions and matters of discretion for all restricted discretionary activity subdivisions.
Napier City Council	EW - Earthworks /EW - Earthworks - Rules Table /EW-R1: Earthworks for building activities	196.78	Amend	EW-R1(2) Rule EW-R1(2) relates to earthworks over 12-month/per hectare rate for just building works (building platform, foundations). If you have a standard 800m ² residential site the rule allows less than 10m ³ which would trigger a resource consent for earthworks for most building activities. Standard EW-S1 (extent of earthworks) specifies a flat threshold of 50m ³ per site. It would therefore be beneficial to apply EW-R7 in most cases for building on residential sites as it is more permissive; however, EW-R7 does not apply to earthworks for building activities as that is already provided for in the table. The earthworks for building activities threshold (EW-R1(2)) is more restrictive than the general earthworks standard (EW-S1). The different thresholds do not appear to be effects-based nor supported by the policy direction. Consider amending the earthworks for building activities thresholds to be per hectare per site for rural zones, and just per site for the urban zones. This will meet the intent of being more enabling for building activities than the general zone thresholds, however will recognise that for smaller sites a per hectare ratio doesn't work. Also reconsider the application of thresholds for the Settlement and Ahuriri Estuary Special Zones to ensure they're consistent with the nature of development anticipated in the zone.	Amend as follows (or similar relief): The extent of earthworks for building activities for any 12-month period (per hectare per site) is: a) Rural Production Zone, Rural Lifestyle, Airport Zone, Mission Precincts (all), Settlement Zone, Jervostown Precinct, Rural Special Control Area, Tertiary Education Zone, and Wastewater Treatment Specific Control Area – 200 m ³ per hectare per site. b) All Residential Zones and Precincts, the Settlement Zone, all Development Areas, all Commercial and Mixed Use Zones and Precincts, all Industrial Zones and Precincts, Boat Harbour Zone, Maori Purpose Zone, Port Zone, and Ahuriri Estuary Special Zone – 100 m ³ per site. c) Open Space Zones and Te Whanganui a Orotu (Ahuriri Estuary) Stormwater and Ecology Zone – 2000 m ³ per hectare per site.
Napier City Council	Planning Maps / /	196.79	Amend	Earthworks The earthworks standard EW-S8 refers to gas lines however these are not located on the planning maps so in implementation it is not clear where the standard applies.	Add gas pipelines as a control line on the planning maps and refer to EW-S8.
Napier City Council	GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table /	196.80	Amend	There is no minimum residential unit size standard in the General Residential Zone (only in medium and high density residential zones). Although this level of intensity is not explicitly anticipated for in the GRZ, it is appropriate to have the standard as a backstop to ensure that where smaller units are provided in accordance with the provisions for the GRZ, that they are of sufficient room to accommodate furniture, space to get around, and the anticipated number of residents. This complements the relevant assessment criteria for residential units.	Add a new minimum residential unit standard GRZ-S12 in the General Residential Zone, that replicates MRZ-S13 Minimum residential unit size.
Napier City Council	OVR1 - Harbour Reserve Historic Heritage Overlay /OVR1 - Harbour Reserve Historic Heritage Overlay Rules Table /OVR1-R6: New or relocated buildings or structures on a Contributory site, not otherwise provided for by OVR1-R2	196.81	Amend	The current matters of discretion only refer to historic heritage attributes, however the broader built and streetscape heritage character attributes are also identified in Schedule 4 and are likely relevant to consideration of the design of new dwellings. This also applies in the other historic heritage character overlays.	Suggest amending the matters of discretion for OVR1_R6A as follows: - Consistency and compatibility with historic heritage <u>attributes and values and built and streetscape heritage character attributes</u> identified in the SCHED4 Historic Heritage Overlay and Precinct Schedule - Same change recommended to all similar provisions throughout the heritage overlays.
Napier City Council	Definitions / /	196.82	Amend	The current proposed definition of Highly Productive Land only refers to land that is mapped in the Regional Policy Statement. This also needs to include the interim application of HPL to ensure the rule framework can apply in advance of HBRC doing the mapping, to give effect to the NPS:HPL.	Amend definition as follows (or similar relief) : has the same meaning as in National Policy Statement for Highly Productive Land 2022 (as below): means land that has been mapped in accordance with the NPSHPL and is included in an operative regional policy statement as required by the NPSHPL; or <u>prior to HPL being mapped in an operative regional policy statement, means land subject to clause 3.5(7) of the NPSHPL.</u>
Napier City Council	RPROZ - Rural Production Zone /Policies /RPROZ-P3: Rural character and amenity	196.83	Amend	The wording of Policy RPROZ-P3(c) could be improved to assist in implementation.	Amend bullet point 3 as follows (or similar relief): <u>buildings are generally integrated into a predominantly natural setting the rural environment,</u>
Napier City Council	SETZ - Settlement zone /Policies /SETZ-P2: Retain settlement character and amenity	196.84	Amend	The wording of Policy SETZ-P29(b) could be improved to assist in implementation.	Amend bullet point 3 as follows (or similar relief): <u>buildings are generally integrated into a predominantly natural setting the rural environment,</u>

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Napier City Council	NOISE - Noise /NOISE - Noise - Standards Table /NOISE-S1: General noise limits	196.85	Amend	The Te Whanganui-a-Orotū (Ahuriri Estuary) Ecology and Stormwater Treatment Zone should have the same noise limits as the Open Space Zones, rather than the Light Industrial Zone. This is an error.	Amend table in NOISE-S1 to add "and Te Whanganui-a-Orotū (Ahuriri Estuary) Ecology and Stormwater Treatment Zone" after "Open Space Zones".
Napier City Council	APP15 - Financial Contributions Tables //	196.86	Amend	The figures in the financial contributions tables are as at 1 July 2010 – 30 June 2011 (based on December 2009 indices). Consider updating to the correct figures as at the time the plan is being made operative, for ease of implementation. Indexing can then occur from that date.	Update figures to current financial year (indexed).
Napier City Council	APP15 - Financial Contributions Tables /Table 2: Commercial and Industrial Financial Contributions /	196.87	Amend	The entry for Wharerangi has a number of errors that need correcting for implementation.	Amend "Wharerangi" to "Wharerangi Road Development Area" Amend %557 to \$557 Footnote (1) should be amended as follows (or similar relief): 1. <u>Local Infrastructure required to facilitate development of land within the Wharerangi Road Development Area (refer Appendix 10) shown in Appendix 16 (Structure Plan).</u> Amend the footnote so numeral "2" follows the list for "A stopbank along the Taipo Stream or ground raising with imported fill".
Napier City Council	APP15 - Financial Contributions Tables /Table 2: Commercial and Industrial Financial Contributions /	196.88	Amend	There are several references in footnotes to "Infrastructure shown in Appendix 16 (Structure Plan)". However, there is no infrastructure shown in the figure on this appendix. The intention is that financial contributions apply in addition to the provision of local infrastructure required to facilitate development. This was previously identified on structure plans in the operative district plan however the most appropriate infrastructure solution can be determined at the time of resource consent for subdivision and/or land development.	Amend references to "Infrastructure shown in Appendix 16 (Structure Plan)" to "Local infrastructure required to facilitate development of the area extend identified in Appendix 16 (Structure Plan)" (or similar relief).
Napier City Council	APP15 - Financial Contributions Tables //	196.89	Amend	A full review is required of the formatting to ensure the values are correctly attributed to each area in accordance with the financial contributions policy.	Review and correct errors as required.
Napier City Council	APP15 - Financial Contributions Tables //	196.90	Amend	Tables 3 and 4 provide a breakdown of the allocation of "non-local off-site" financial contributions. This is a breakdown of the figures provided in Tables 1 and 2 and is not required for implementation.	Consider deleting Tables 3 and 4 from the District Plan. Alternatively, update figures to show current allocation.
Napier City Council	DEV1 - Te Awa Development Area //	196.91	Amend	Napier City Council are seeking to update the infrastructure planning for Te Awa including the location and design of the stormwater and roading networks.	Consider updating the provisions and maps at Appendix 9 to reflect the most effective and efficient approach to servicing Te Awa, subject to full s32AA assessment for any changes.
Napier City Council	RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Rules Table /	196.92	Amend	The NPS-HPL enables the continuation of existing activities on highly productive land through clause 3.11, provided any loss of productive land from those activities is minimised. This allows for the maintenance, operation or upgrade of activities that benefitted from existing use rights at the time the NPS-HPL commenced. The Rural Production Zone includes RPROZ-P1(b) to reflect this policy direction in the PDP. However, there are no specific rules relating to the maintenance, operation or upgrade of existing activities on highly productive land.	Add a new rule specifically enabling the maintenance, operation or upgrade of activities existing at the time the NPS-HPL commenced as a restricted discretionary activity to enable an assessment of the degree of loss of productive land Or Amend the activity status within existing rules for infringing the standard relating to highly productive land, providing a restricted discretionary activity status for the continuation of existing activities Or similar relief to achieve the relevant policy direction of the NPS-HPL.
Napier City Council	ASW - Activities on the Surface of Water /ASW - Activities on the Surface of Water - Rules Table /ASW-R4: The use of motorised craft in Te Whanganui-a-Orotū (Ahuriri Estuary)	196.93	Oppose	This rule applies to water that is within the coastal marine area and therefore outside of Napier City Council's jurisdiction. Te Whanganui-a-Orotū (Ahuriri estuary) water is located below mean high water springs. Activities in the coastal marine area are managed under the Regional Coastal Plan. This rule should therefore be deleted.	Delete Rule ASW-R4
Napier City Council	ASW - Activities on the Surface of Water /Introduction	196.94	Amend	The introduction includes reference to the Council managing land use and activities on the surface of water in Te Whanganui-a-Orotū (Ahuriri estuary) above the coastal marine area boundary. All of the estuary is located within the coastal marine area and is therefore outside of the jurisdiction of Napier City Council and the District Plan. References to the estuary in this introduction should therefore be removed.	Amend the introduction of this chapter to remove references to Te Whanganui-a-Orotū (Ahuriri estuary).