

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Jonathan Mumford	MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	75.1	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) at 1/1 Peddie Street, 50 D Puketapu Road, Taradale and Greenmeadows villages will result in a loss of neighbourhood character, sunlight, privacy, road reserve greenspace, business and commercial demand, poor residential design and a lack of social cohesion. MRZ Standards such as MRZ-S1 height limits are too high and will lead to an unreasonable standard of amenity with increased street parking, vehicle movements, congestion, pollution, impervious areas, noise, inadequate infrastructure, depopulation, natural hazard risk. Greenfield land should be used for development instead.	Inferred relief sought to delete MRZ and HRZ provisions (including MRZ-S1: Height) from Taradale, Greenmeadows and Napier City and reconsider development locations.
Jonathan Mumford	HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	75.2		Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) at 1/1 Peddie Street, 50 D Puketapu Road, Taradale and Greenmeadows villages will result in a loss of neighbourhood character, sunlight, privacy, road reserve greenspace, business and commercial demand, poor residential design and a lack of social cohesion. HRZ Standards such as HRZ-S1 height limits are too high and will lead to an unreasonable standard of amenity with increased street parking, vehicle movements, congestion, pollution, noise, impervious areas, inadequate infrastructure, depopulation, natural hazard risk. Greenfield land should be used for development instead.	Delete MRZ and HRZ provisions (including HRZ-S1: Height) from Taradale, Greenmeadows and Napier City and reconsider development locations.
Jonathan Mumford	MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S3: Front yards	75.3	Oppose	Considers that in the MRZ, 1.5m front yard setbacks undermine street amenity and increase impervious areas.	Inferred relief sought - Opposes MRZ-S3: Front yards as notified. No specific relief sought
Jonathan Mumford	MRZ - Medium Density Residential Zone /Policies /MRZ-P4: Quality living environments - within the site	75.4	Oppose	Opposes MRZ-P4: Quality living environments - within site and considers it unlikely to be feasible due to the preclusion of car parking requirements in the NPS-UD alongside residential intensification which will lead to increased demand for street parking, vehicle movements, congestion, pollution and traffic safety.	Inferred relief sought to delete MRZ-P4 (Quality living environments - within the site) as notified. No specific relief sought

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Jonathan Mumford	MRZ - Medium Density Residential Zone /Objectives /MRZ-O5: Sustainable design and infrastructure	75.5	Oppose	Considers that existing ageing infrastructure is inadequate for intensification. Greenfield intensification is preferable to developing the existing suburbs of Taradale and Greenmeadows and gives residents choice.	Inferred relief sought to delete MRZ-O5: Sustainable design and infrastructure as it is contrary to the MRZ intensification provisions that will result in a loss of public health and environmental wellbeing in Taradale, Greenmeadows and Napier City given the infrastructural deficit. Consider alternative locations instead.
Jonathan Mumford	HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S13: Minimum residential unit size	75.6	Oppose	Opposes HRZ-S13: Minimum residential unit size Standard as the submitter considers it will result in unhealthy, overcrowded dwellings with a resultant loss of sunlight, privacy, traffic safety and an increase in vehicle movements, pollution, noise, rental properties and depopulation out of Napier City for lifestyle reasons.	Delete HRZ-S13 (Minimum residential unit size) in its entirety.(Inferred relief requested)
Jonathan Mumford	HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S2: Height in relation to boundary	75.7	Oppose	Considers that HRZ recession plane requirements will not manage shading, sunshine and the increase in the number of residents will result in more vehicle movements, traffic safety, air and noise pollution.	Seeks that HRZ-S2: height in relation to boundary is deleted.(Inferred relief requested)