
Submission on Napier City Proposed District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Napier City Council - Planning Unit

Date received: 14/12/2023

Submission Reference Number #:147

This is a submission on the following proposed plan (the **proposal**): Napier City Proposed District Plan

Submitter:

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I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- **No**

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- **N/A**

Submission points

Point 147.1

Section: RPROZ - Rural Production Zone

Sub-section: Objectives

Provision:

Versatile soil is retained for agriculture, horticulture, and farming and used primarily for food production and [ancillary activities](#) that rely on [primary production](#).

Relates to [RPROZ-I1](#), [RPROZ-I2](#), [RPROZ-I3](#), and [RPROZ-I7](#).

Sentiment: Amend

Submission:

We live in Jervoistown Meeanee - on a 20 acre block - the vast majority of the land has been used extensively for over 100 years to either grow vegetables for Napier residents or as a dairying block, again supplying Napier residents. We're concerned that by arbitrarily defining an area as 'highly productive' appears to exclude consideration of the economic viability of continuing on with primary production on our block and other such similar blocks of rural land. We'd like Council to understand that the benefits of being able to operate a home business on any rural site supports the overall economic viability of the entire site and the likelihood of the primary production actually continuing on successfully.

Relief sought

That Council generously uses its discretionary powers to grant consents and assess what I've mentioned when considering resource consents for home businesses or other business/alternative applications on rural land that may otherwise be considered as 'non-complying' or 'prohibited' and take an holistic approach to granting land owners the ability to actually create a viable income from their properties. Including development of additional housing for family members.

Point 147.2

Section: PREC4 - Jervoistown Precinct

Sub-section: PREC4 - Jervoistown Precinct

Sentiment: Amend

Submission:

Whilst we live 'outside' the defined 'Jervoistown' area - we feel Council needs to address the inadequate infrastructure in this area - the open drains and lack of curbs and footpaths and sewerage and the amount of intensification that's already been permitted is a health hazard.

We have regularly submitted in request of lighting and rural 'walkways' down Burness Road in keeping with the rural feel of the area to no avail. Both for beautification and to help reduce illegal dumping and burglary.

Relief sought

Address the lack of infrastructure investment in this area that effectively halts any an all development.

Have the health department look at the content of the drainage after heavy rain and review how effective the landbased septic systems actually are.

Clean drains more frequently.

Review the impact of the Bupa Village closing in the drain at the Ulyatt Road/Bill Hercock area as all rain events since have resulted in stagnant water in the drains in this area not 'flowing' away freely.

Work on developing appropriate lighting down Burness Road and a meandering rural path - as the area is frequented by walkers and bikers and it's dangerous to do that down Burness Road.

