
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: 10/12/2023

Submission Reference Number #:85

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: No

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

- No

Submission points

Point 85.1

Section: MUZ - Mixed Use Zone

Sub-section: Issues**Provision:**

MUZ-I1: Mix of activities

The Mixed Use Zone applies to an area where there is a need for a mix of residential and employment activities including industry. This mix of uses can result in reverse sensitivity or compatibility issues.

The majority of industry which is currently undertaken in the Mixed Use Zone is long established and has been operating with generally few noise complaints. There is an apprehension among these industries that the amenity expectations of new more sensitive activities, such as residential, will create an environment that will be difficult for them to operate in. It would be both unfair and against the intent of the Mixed Use Zone to penalise industry by establishing a noise environment that provides a similar level of amenity to a Residential Zone.

Sentiment: Oppose

Submission:

I oppose the change of parts of the MUZ been changed to GIZ.

I have lived at 10 Lambton Rd since 1997. While we are not a direct adjacent Neighbour we do look out over much of this area and in effect are impacted by its activities, especially noise, light shed, visual, dust and smell.

Our view is that the MUZ is appropriate for the activities that are active in this zone and is the appropriate level of restriction to protecting its neighboring properties.

The MUZ guidelines have help protect us from a number of initiatives (container park, log storage, truck park, storage of refrigerated containers etc) by those that occupy that land from having significant Enironmental and social impact on the local community.

We have lived along with the railway and fuel storage facilities in general harmony and been able to resolve matters as they arise. The main issues arise when new business come into the area and immediately stretch the rules and we have to push back (which isn't easy), to get some compliance.

Relief sought

The Ahuriri MUZ remain as MUZ and not transition to GIZ.

We would like the opportunity to speak to this matter.

Point 85.2**Section:****Sentiment:**