

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Alicia McKinnon	Planning Maps //	230.1	Amend	Considers that the boundaries of the proposed new Ahuriri Mixed Use Zone and the General Industrial Zone in the Planning Maps for the PDP are impractical and will create compliance and enforcement challenges for different activities at 85 Battery Road given the proximity of established Residential Zoning and as such will require amendment.	(The reasons are stated in detail in the full submission)
Alicia McKinnon	Planning Maps /General /General	230.2	Oppose	Opposes the boundaries of the proposed new Ahuriri Mixed Use Zone and General Industrial Zone in the PDP Planning Maps as being impractical. Considers that they should be amended so that the Ahuriri Mixed Use Zone is retained for land adjoining the bulk oil facilities along Coronation and Tangaroa Streets and for approximately half the land at 85 Battery Road closest to the Residential Zone.	Seeks to amend the Planning Maps so that a specified area remains as a (MUZ) Mixed Use Zone to avoid compliance and enforcement challenges for different activities at 85 Battery Road without any amendment. (The reasons are stated in detail in the full submission)
Alicia McKinnon	GIZ - General Industrial Zone /General /General	230.3	Amend	Opposes and considers that it is not appropriate for the objectives, policies, and rules for the proposed (GIZ) General Industrial Zone in Ahuriri to apply to the area highlighted as the blue bounded area as per the submission. Also, considers it inappropriate to relax the rules applying to this area given the close proximity to the Residential Zone. Stronger rules through the amendment are required to minimise the negative effects on residential amenity.	Seeks to amend the area highlighted in blue of the submission through its removal from the (GIZ) General Industrial Zone and its rezoning instead as (MUZ) Mixed Use Zone consistent with its current zoning under the Operative District Plan. (The reasons are stated in detail in the full submission)
Alicia McKinnon	GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R5: Storage of tyres	230.4	Amend	Considers that allowing the storage of tyres in the new General Industrial Zone (GIZ) in Ahuriri as a Permitted activity is particularly concerning given the close proximity to the bulk oil facilities and nearby residential dwellings. The adverse effects of the activity have the potential to be significant in this Zone.	Seeks to amend Rule GIZ-R5, GIZ-R5B / create a new rule to make the storage of tyres a non-complying activity within the proposed new General Industrial Zone (GIZ) in Ahuriri. (The reasons are stated in detail in the full submission)
Alicia McKinnon	MUZ - Mixed Use Zone /Objectives /General	230.5	Support	Supports the proposed objectives and policies for the (MUZ) - Mixed Use Zone (with the emphasis upon redrawing the MUZ on the Planning Maps as per the submission) because they aim to provide for a balance between residential, commercial, light industrial and recreational activities.	Retain the wording of the Mixed Use Zone (MUZ) objectives and policies.
Alicia McKinnon	MUZ - Mixed Use Zone /Policies /General	230.6	Support	Supports the proposed objectives and policies for the Mixed Use Zone (with the emphasis upon redrawing the MUZ on the Planning Maps as per the submission) because they aim to provide for a balance between residential, commercial, light industrial and recreational activities.	Retain the wording of the (MUZ) Mixed Use Zone objectives and policies.
Alicia McKinnon	MUZ - Mixed Use Zone /MUZ - Mixed Use Zone - Rules Table /MUZ-R12: Industrial activity	230.7	Support	Supports that industrial activity is a permitted activity where the industrial activity is one of the following activities: a) Light manufacturing and servicing; b) Repair and maintenance services, and c) Warehousing and storage. Supports the move to greater specify the types of industrial activities which are permitted in the Mixed Use Zone and to have a discretionary rule (MUZ-R12B) where activity status conditions are not met in MUZ-R12A. The Rules should apply to the proposed amended area of the MUZ as per the submission content concerning the PDP Planning Maps. This will likely provide for greater abilities to control the types of activities that can enter the Mixed Use Zone, thereby helping to minimise negative effects on residential amenity.	Retain the wording of Rules MUZ-R12A and MUZ-R12B.
Alicia McKinnon	MUZ - Mixed Use Zone /MUZ - Mixed Use Zone - Rules Table /MUZ-R16: Service stations, transport depots, drive-through facilities	230.8	Support	Considers that service stations, transport depots, drive-through facilities having a discretionary activity status is supported (with the rules also applying to the redrawn proposed MUZ area in the submission) with this provision remaining the same as it is in the Operative District Plan.	Retain the wording of MUZ-R16.
Alicia McKinnon	Definitions /Definitions /TRANSPORT DEPOT	230.9	Amend	The definition of Transport depot should be amended to be consistent with the current definition in the Napier Operative District Plan.	seeks to amend the definition of Transport Depot as follows: means any land and/or buildings which is primarily used for the receipt, dispatch, or consolidation of goods in transit being transported by road and/or air, where the goods are not owned or processed by the owner or occupier of that land or building, <u>and includes a carrier's depot and truckstop.</u>
Alicia McKinnon	MUZ - Mixed Use Zone /MUZ - Mixed Use Zone - Standards Table /MUZ-S1: Height	230.10	Amend	There should be no increase to the height rule for the Mixed Use Zone. The current height rule of 12 metres in the Napier Operative District Plan for the Mixed Use Zone must be retained to ensure amenity values are not further eroded through time.	seeks to amend MUZ-S1 as follows: Buildings and structure must not exceed 24 <u>12</u> m in height
Alicia McKinnon	MUZ - Mixed Use Zone /MUZ - Mixed Use Zone - Standards Table /MUZ-S12: Storage of shipping containers	230.11	Amend	Shipping containers were previously stored at 85 Battery Road and this activity had significant adverse effects on residential amenity, mainly from the noise generated from moving containers. Considers that the operating hours for the delivery or movement of shipping containers should be constrained in the Mixed Use Zone.	seeks to amend MUZ-S12 as follows: 1. The outdoor storage (including the repair and distribution) of shipping containers must not exceed a height of 3 m. 2. <u>Operating hours for the delivery or movement of shipping containers are between 8am and 10pm on the same day.</u>

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Alicia McKinnon	NOISE - Noise /NOISE - Noise - Standards Table /NOISE-S1: General noise limits	230.12	Amend	<p>opposes any increase to the noise limits for the Mixed Use Zone and the proposed new General Industrial Zone in Ahuriri</p> <p>The noise limits that are proposed for the Mixed Use Zone should be at least the same as those in the Napier Operative District Plan. However, from experience it is unlikely that the noise limits proposed on their own will be adequate to mitigate against any adverse effects of noise from industrial activities on residential amenity.</p> <p>NCC has a responsibility to manage the effects of land use and noise, including the effects on amenity values that may be affected by noise.</p> <p>Unreasonable noise can be managed at the source, through for example: modification of equipment used that emit low levels of noise, moving activities on a site to be far away as possible from residential boundaries, narrowing hours of operation particularly for noisy activities, or barriers to control/reduce noise. It is also possible to incorporate Noise Management Plans into a district plan through permitted activity standards.</p>	<p>Amend the NOISE-S1 General noise limits standards table as follows:</p> <p>(see full submission)</p> <p>NCC should explore further ways to manage unreasonable noise for the Mixed Use Zone. Where residential amenity is being impacted, this could include establishing Noise Management Plans for each occupier of land in the Mixed Use Zone. Residents should be consulted in the preparation of any Noise Management Plan to ensure all options are considered and appropriate noise mitigation measures are explored.</p>
Alicia McKinnon	General /General /General	230.13	Amend	<p>Acknowledge that the discharge of contaminants (including dust) is the responsibility of the HB Regional Council. However, this is not effective in managing the dust that is created from 85 Battery Road at certain times</p>	<p>Better site management is required to mitigate the adverse effects of dust on the amenity of surrounding land uses.</p>