

Online Further Submission

Further Submitters Name	Elizna Bates	FS320
Further Submitter Number	FS320	
Wish to be heard	Yes	
FS qualifier	a person who has an interest in the proposal that is greater than the interest the general public has (e.g. land owner, resource user)	
FS qualifier reason	We own a property next door to a small business that under current zoning regulation is causing serious disturbance and distress. As residential development around us increases we can see this affecting significantly more residents.	
Joint presentation	Yes	
Attention:	Mr. Daniel Noakes	
Contact organisation		
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Online further submitter?	Yes	
Date raw FS lodged	04/09/2023 4:57pm	

Further submission points

FS320.001

Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	SupportOppose	FS Decision requested	Reasons
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FS320.1	Kapiro Residents Association	S427.024	General	General / Plan Content / Miscellaneous	Amend Plan to require full consideration of cumulative/combined traffic effects, congestion, emissions, noise etc. in townships and roads, especially roads leading to/from a CBD or service centres, and policies/rules should allow development proposals to be rejected on the grounds of significant adverse effects from traffic [inferred].	Support	Allow
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We are writing to submit a request for amendment to the District Plan regarding hours of operation as well as additional control of noise and light pollution limits within the Rural Production Zone.

The property at 2329 SH10, Waipapa has been in our family since 2013 and we would like to begin by expressing our appreciation for the attention and dedication the Council gives to the welfare and harmony of our community. It is in this spirit that we bring our concerns and recommendations for changes to the current District Plan.

In the Rural Production Zone, various agricultural and production activities play a vital role in our local economy. However, the existing district plan regulations concerning hours of operation and noise control have not kept pace with the evolving needs and expectations of our community. Since 2013 we have seen a significant increase in development in this area. Although this has brought increased amenities it has also led to significant increases in business traffic and the attendant noise and light pollution.

It appears that many businesses in this area are considerate of local residents. Unfortunately, some businesses have seen this as an opportunity to expand business operations past what is reasonable considerate of their residential neighbours.

This has led to disruption in the daily lives of nearby residents, including excessive noise during unconventional hours and significant sleep deprivation and the accompanying mental health and health impacts that come along with

that. This not only impacts the quality of life but also raises concerns about the long-term well-being of our community.

By way of example, the Allied Kapiro gas station and associated garage has historically operated within reasonable hours of 7 a.m. to 5 p.m. from Monday to Friday. This caused no disturbances to the peaceful nighttime hours that our community cherishes. However, as of January this year, the nature of their business underwent a transformation. They now work on - and retail - various two-stroke equipment, including chainsaws, motor mowers, and weed eaters. These equipment repairs and sales have introduced a significant increase in noise levels and disruptions to the surrounding area. Along with these increased work hour flood lights are now also kept on through a large portions of the night creating significant light pollution and disturbance.

The most distressing aspect of this change is that works is now undertaken seven days a week and often well into the late hours of the night (often until 4am). Between the noise and the flood light disturbance there is simply no respite for local residents. Prior to these activities it was possible to hear local night life such as local kiwi birds in the area. This activity now appears to have ceased altogether.

As a resident and stakeholder in this community, I believe it is crucial to strike a balance between supporting rural production activities and ensuring the peace and well-being of our residents.

In light of the aforementioned concerns, we respectfully propose the following amendments to the

the following amendments to the district plan:

1. Revised Hours of Operation: We urge the City Council to implement new regulations that define reasonable hours of operation for businesses within the Rural Production Zone. These hours should strike a balance between accommodating commercial activities and preserving the tranquillity of residential areas. A set of guidelines tailored to the specific nature of businesses, such as the Allied Kapiro gas station and Garage, should be established.

2. Noise Control Limits: To mitigate noise disturbances for nearby residents, we propose the implementation of stricter noise control limits. This could include limits on decibel levels, as well as the use of noise-reducing technologies or practices by businesses operating within the Rural Production Zone.

3. Light pollution at boundary: Perhaps this could also be addressed in some way under suitable regulation.

4. Fitting in with nature: Perhaps this could also be addressed in some way under suitable regulation.

By adopting these proposed amendments, the Council can protect the well-being of residents while encouraging responsible business practices within our community. Clearer regulations will provide businesses with guidance and predictability, facilitating responsible growth and investment within our community. We are hopeful that this would foster a harmonious coexistence between local businesses and residents, which is

essential for the overall prosperity and happiness of our community.

In conclusion, we respectfully ask the Council to consider and endorse these proposed amendments to the District Plan. By striking a fair balance between the needs of local businesses and the quality of life for residents we can ensure the continued growth and prosperity of our community.

We are more than willing to provide any additional information or participate in any public consultations or hearings to further discuss these proposals.

Thank you for your time and attention to this matter. We believe that by working together, we can find a solution that benefits both our local businesses and our community's peaceful way of life.