

# **Plan Changes 93-94**

## **Summary of Proposed Changes from the Section 32 Reports**

## **Plan Change 93**

# **Te Puna Springs – Expand Commercial Zone**

### **Appendix 7 – Structure Plans and Planning Maps**

**Rezone 17 Te Puna Road, Te Puna, from Rural/Commercial split zone to Commercial and insert Structure Plan (including boundary and features) by making the following changes to Appendix 7 – Structures Plans and the Planning Maps.**

## 8. Te Puna Springs



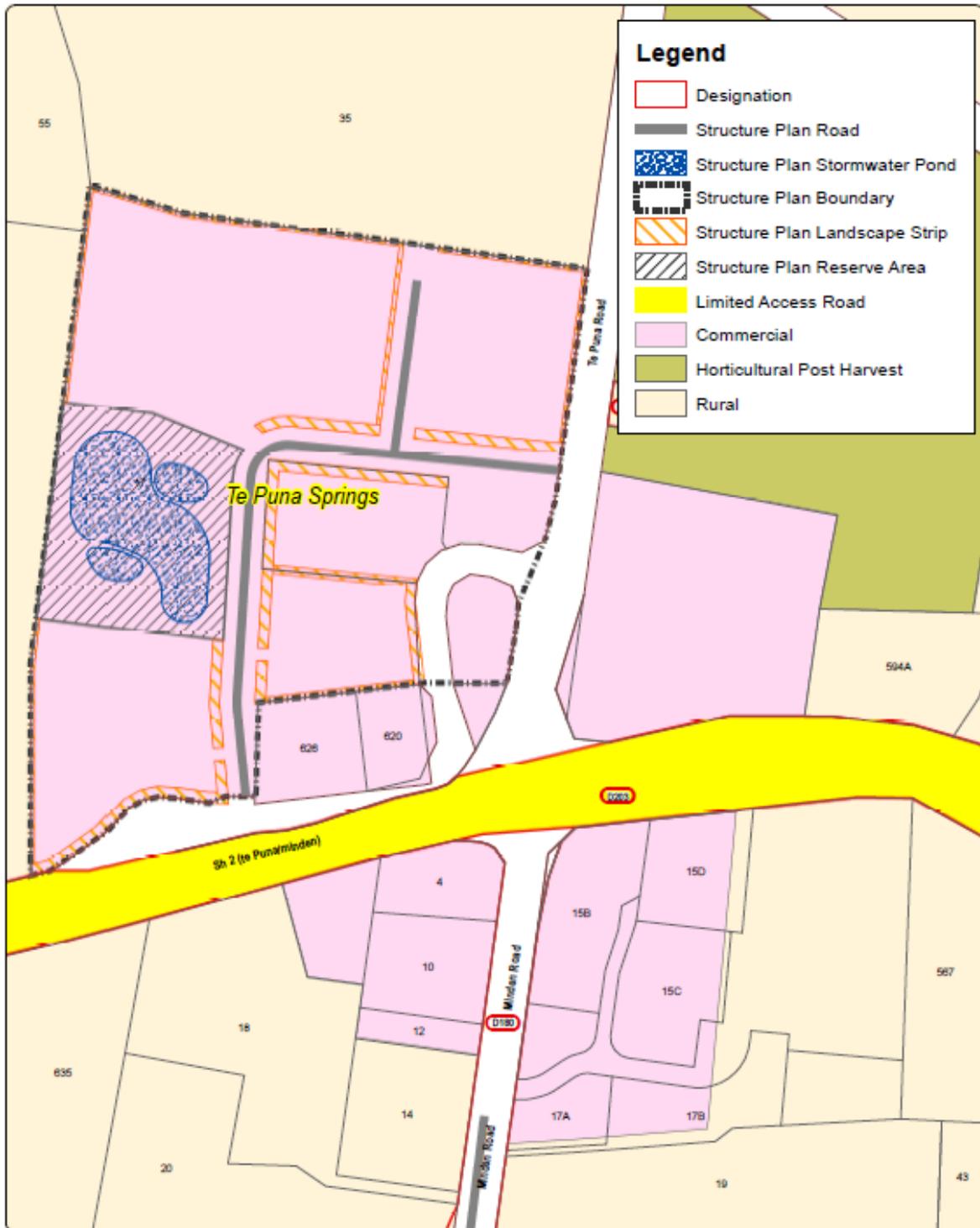
LEGEND

- 1 Commercial
- 2 Commercial
- 3 Hall
- 4 Village Green and Spring
- 5 Commercial
- 6 Commercial
- 7 Commercial
- 8 Commercial
- 9 Stormwater management area
- 10 4m wide landscape buffer strip
- 11 2m wide landscape buffer strip

KEY

- Specimen trees
- Landscape buffer strip
- Grassed area
- Traffic calming strip
- 30m Setback

# Proposed Planning Map



**Legend**

- Designation
- Structure Plan Road
- Structure Plan Stormwater Pond
- Structure Plan Boundary
- Structure Plan Landscape Strip
- Structure Plan Reserve Area
- Limited Access Road
- Commercial
- Horticultural Post Harvest
- Rural

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Email: [gis@westernbay.govt.nz](mailto:gis@westernbay.govt.nz)  
 Date: 2/2/2021  
 Operator: mlb  
 Map: E:\Shape\DistrictPlan\PC93 - Te Puna Springs\PC93 - Te Puna Springs.mxd

Scale A4 - 1:2,500  
 0 10 20 40 60 80 100 Metres



**PRIVATE PLAN CHANGE 93  
 TE PUNA SPRINGS - TE PUNA  
 PROPOSED PLANNING MAP**



Amend Sections 3, 4C and 19 of the District Plan as follows (additions shown in red underline):

### **Section 3 – Definitions**

A new definition for *Sensitive Activity(ies)* is required.

“Sensitive Activity(ies)” means activities which are sensitive to noise, dust, spray residue, odour which generate reverse sensitivity effects from nearby activities. This includes residential dwelling, accommodation facility, places of assembly, restaurants and other eating places, educational facilities and medical or scientific facilities.

### **Section 4C – Amenity**

#### **4C.5.3.2 Screening in Industrial and Commercial Zones**

##### **h. Te Puna Springs Structure Plan**

- (i) Any subdivision or development of land within the zone shall be designed, approved and developed in general accordance with the Te Puna Springs Structure Plan and Landscape cross-section in Appendix 7.
- (ii) Landscape plans shall be prepared by a qualified landscape designer and approved by Council. The plan for the stormwater pond shall be prepared in consultation with Pirirakau.

### **Section 19 – Commercial**

#### **19.3 Activity List**

##### **19.2.2 Additional Permitted Activities (Te Puna Springs only)**

- (a) Rural Contractors Depot
- (b) Offices (ancillary to activities occurring on site)
- (c) Prefabricated Building Manufacturing within Area B
- (d) Places of Assembly within Area C
- (e) Warehousing and Storage

### **19.2.6 Non-complying Activities (Te Puna Springs only)**

- a) Sensitive Activity(ies) located within Area A and B

## **19.4 Activity Performance Standards**

### **19.4.1 General**

#### **a. Building height, setback, alignment and design**

- iv. Te Puna Springs Structure Plan Area

The maximum height of buildings/structures shall be 12m

- viii. Continuous retail frontage

- Development in the Commercial Zone shall be constructed up to the road boundary except for vehicle access up to 6m wide per site, with the exception of the Te Puna Springs. Each building shall have clear windows on the ground floor that must cover at least 50% of the building's frontage to a main street and at least 25% for all other streets and public areas, such as walkways and public parking areas.

- (ix) No car parking, other than underground parking, shall be located within 10m of any street boundary, with the exception of the Te Puna Springs.

## **19.7 Matters of Discretion**

### **19.7.4 Discretionary and Non-complying Activities – Matters of Discretion and Assessment Criteria**

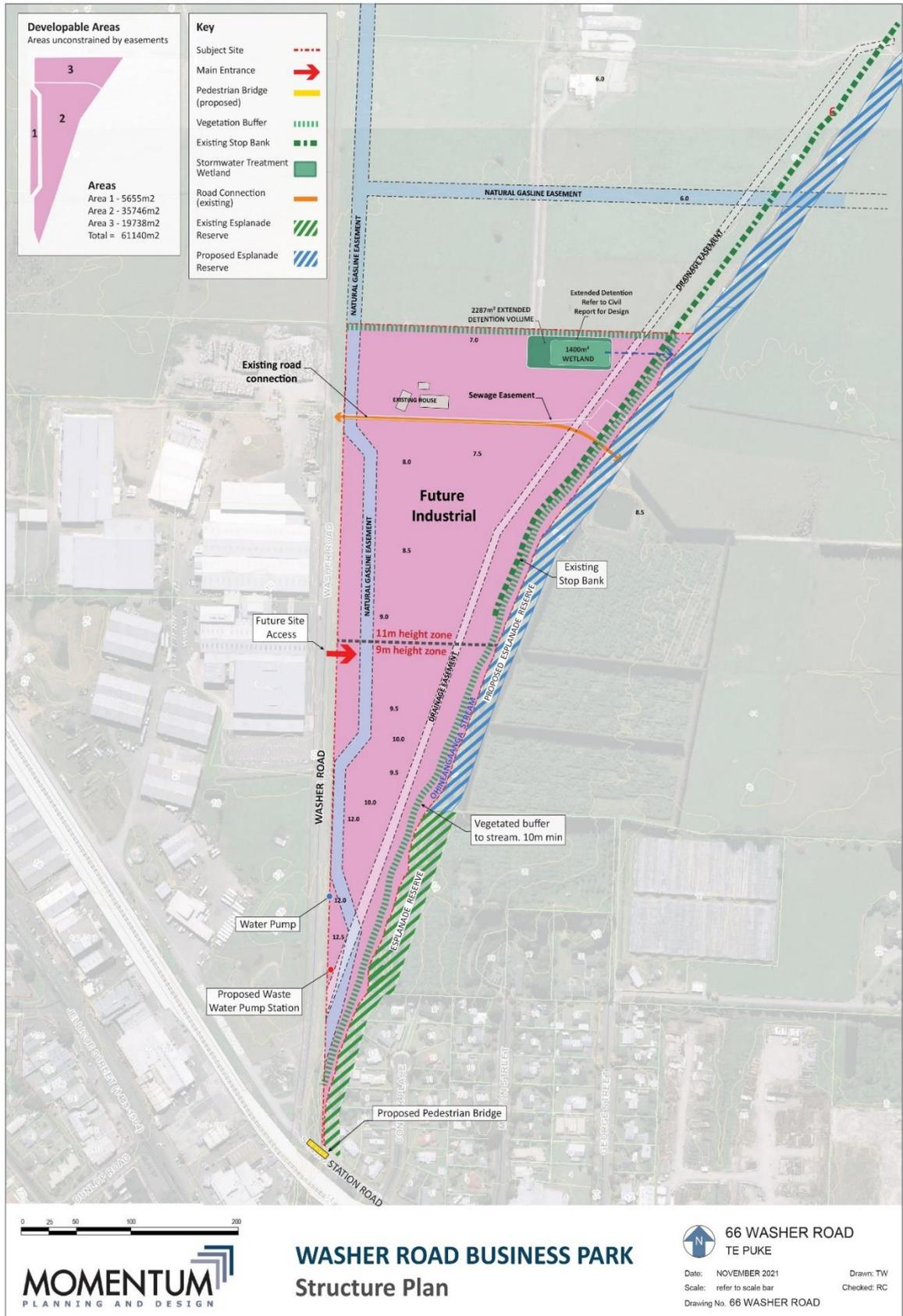
- g. Consideration of the extent to which rural production activities will be adversely affected by the development, including any reverse sensitivity effects.

## **Plan Change 94**

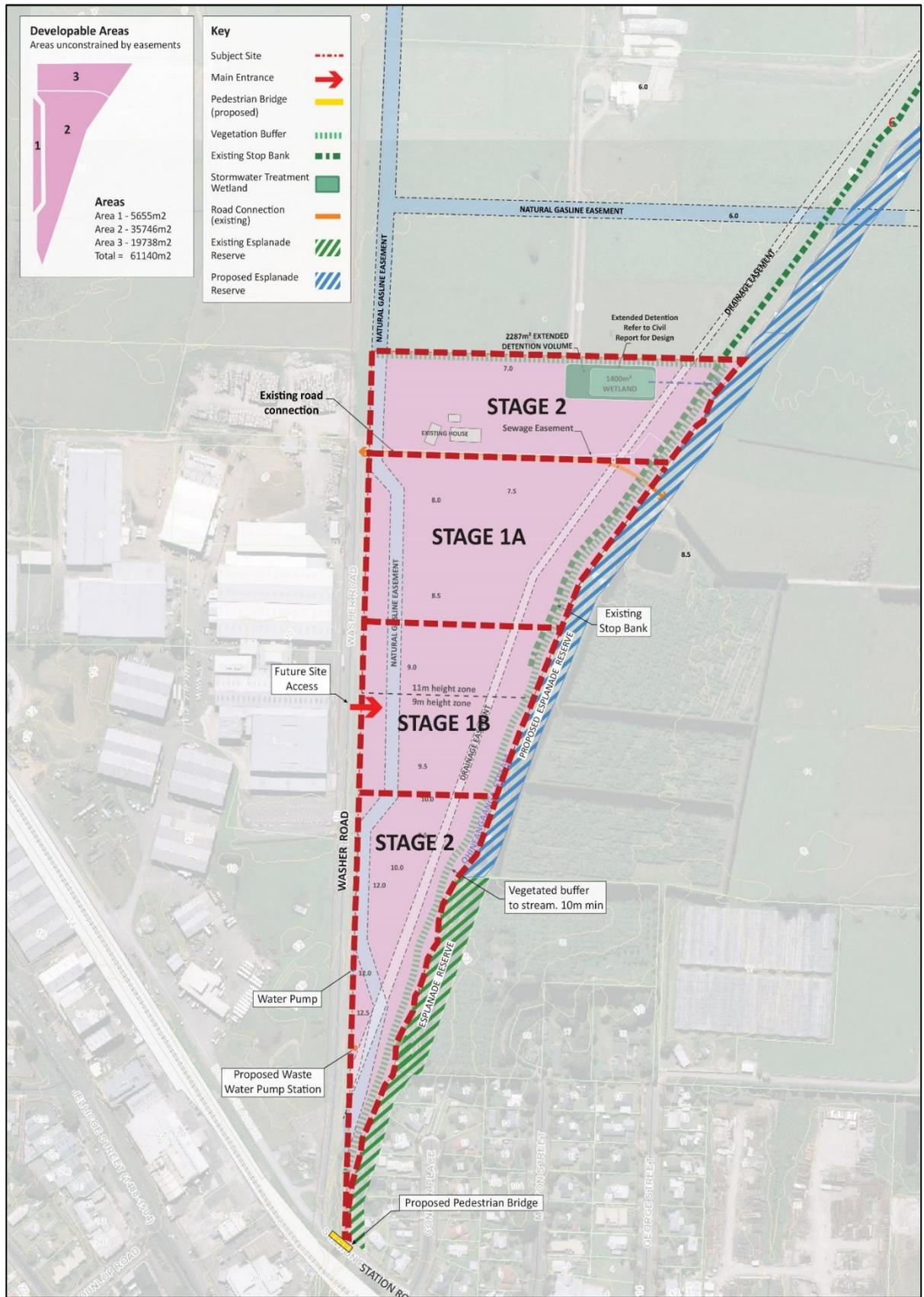
### **Washer Road Business Park – Expand the Industrial Zone to the eastern side of Washer Road Te Puke**

**Rezone 66 Washer Road, Te Puke, from Rural to Industrial and insert Structure Plan (including boundary and features) by making the following changes to Appendix 7 – Structures Plans and the Planning Maps**

# 12. Washer Road Business Park



## 12.1 Washer Road Business Park – Staging Plan



## **12.2 Washer Road Business Park – Staging Details**

The following Staging is required for Washer Road Business Park to enable the site to be developed progressively. Earthworks and preloading of the site are required to prepare the land for future industrial use. Subdivision and development shall not occur within a stage until all required works are completed for that stage and any previous stages.

### Stage 1A – Infrastructure Works

- Sewer pump station and rising main
- Stormwater pond (extended detention)
- Water supply
- Landscape buffer adjacent to Stage 1A

### Stage 1B – Infrastructure Works

- Washer Road seal widening
- Form primary road entrance to industrial land
- Pedestrian bridge over Ohineangaanga Stream
- Landscape buffer adjacent to Stage 1B

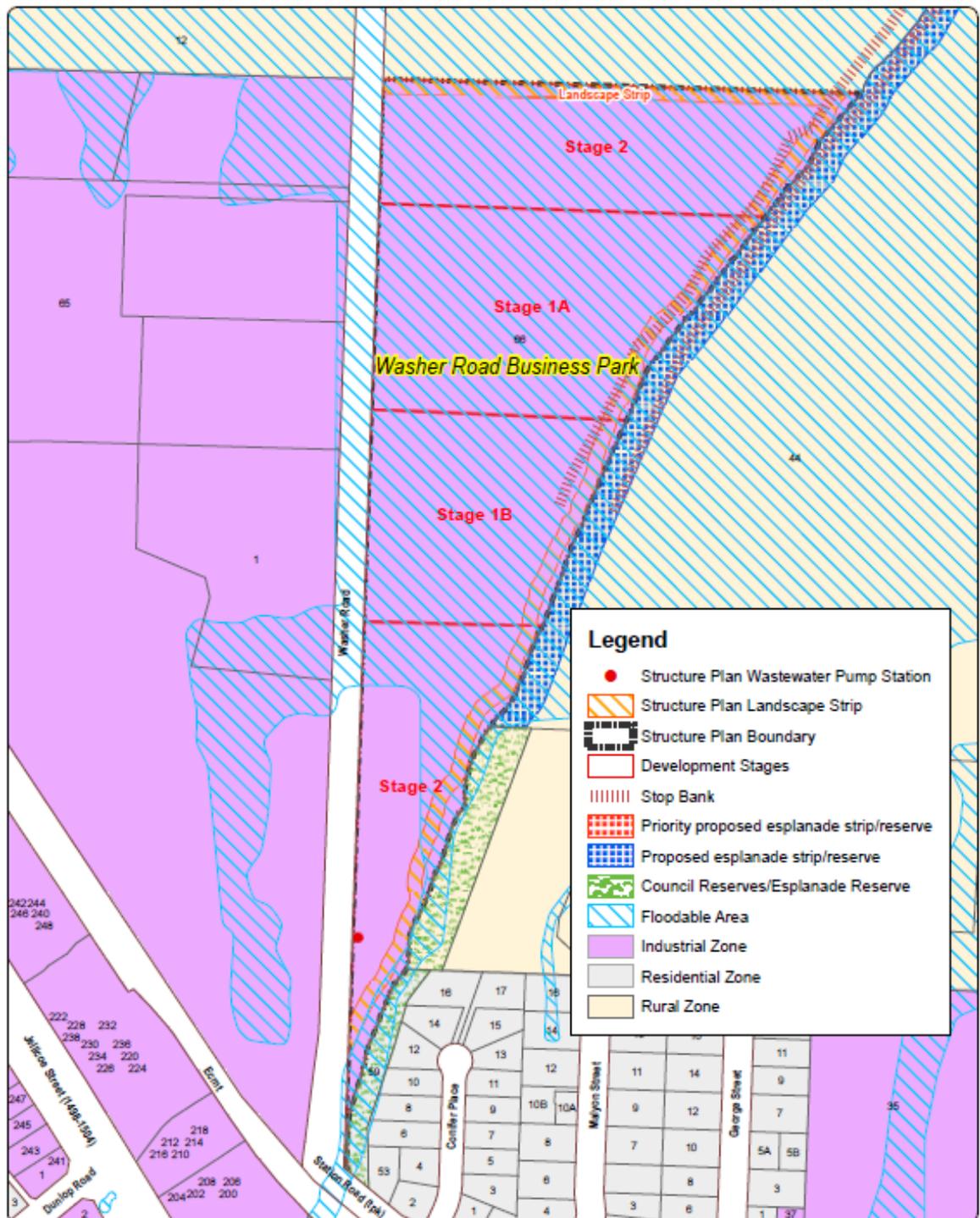
### Stage 2 – Infrastructure Works

- Roundabout upgrade at Cameron Road and Jellicoe Street, refer to preliminary design in 12.3
- Landscape buffer adjacent to Stage 2

Note: bulk earthworks will be staged subject to large scale Bay of Plenty Regional Council earthworks consent.

Non-Compliance with the above staging works will render development or subdivision within the Washer Road Business Park Structure Plan area a Discretionary Activity

Proposed Planning Map



**Legend**

- Structure Plan Wastewater Pump Station
- ▨ Structure Plan Landscape Strip
- ▬ Structure Plan Boundary
- ▭ Development Stages
- ▨ Stop Bank
- ▨ Priority proposed esplanade strip/reserve
- ▨ Proposed esplanade strip/reserve
- ▨ Council Reserves/Esplanade Reserve
- ▨ Floodable Area
- ▨ Industrial Zone
- ▨ Residential Zone
- ▨ Rural Zone

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Email: [gis@westernbay.govt.nz](mailto:gis@westernbay.govt.nz) Scale A4 - 1:3,500  
 Date: 3/12/2021 0 25 50 100 150 200  
 Operator: mib  
 Map: E:\Shape\DistrictPlan\PC94 - Washer Road Business Park\PC94 - Washer Road Business



**PRIVATE PLAN CHANGE 94**  
**WASHER ROAD BUSINESS PARK - TE PUKE**  
**PROPOSED PLANNING MAP**



Amend Section 21 of the District Plan as follows (additions shown in red underline):

## **Section 21 – Industrial**

### **21.4 Activity Performance Standards**

#### **21.4.1 General**

##### **a. Height and daylighting**

*Maximum height of all buildings/structures – 20m except in the following areas:*

- *Ōmokoroa Light Industrial Zone – 9m;*
- *Te Puna Business Park – 9m;*
- *Te Puke West – 9m for all buildings/structures located within the area identified as Stage 2 on the West Te Puke Staging Plan in Appendix 7;*
- *Washer Road Business Park – 9-11m as illustrated on the Washer Road Business Park Structure Plan*

##### **c. Visual amenity – Streetscene**

- *Washer Road Business Park Structure Plan Area in respect of any boundary with Washer Road and any future public road.*

##### **d. Visual amenity – reflectivity**

- iv. Washer Road Business Park – All buildings/structures on land adjacent to the proposed/existing esplanade reserves of the Ohineangaanga Stream shall be developed in accordance with Washer Road Business Park Structure Plan included in Appendix 7.*