



PLAN CHANGE 79 SCREENING IN COMMERCIAL AND INDUSTRIAL ZONES

DECISION REPORT

The Western Bay Way



*Western Bay of Plenty
District Council*

April 2017



1.0 Introduction

- 1.1** This report shows the decisions made on the topics in the Planning Report and then shows the whole of the Plan Change i.e. how the full notified Plan Change and subsequent decisions on topics are proposed to change the District Plan First Review.
- 1.2** For topics, any changes to rules are shown as follows; existing District Plan text in black, proposed changes as included in the Section 32 Report in **red**, and any changes resulting from decisions in **blue**.
- 1.3** For the whole of the Plan Change, any changes to rules are shown as follows; existing District Plan text in black, and changes (being the culmination of the notified Plan Change and subsequent decisions) in **red**.

2.0 Topic: Property Specific Concerns – Omokoroa

2.1 Decision

That the Plan Change is retained as notified.

The following submission is therefore:

Rejected

Submission	Point Number	Name
14	1	Fairthorpe Family Trust

2.2 Reason for Decision

- 2.2.1** This Plan Change does not reduce screening requirements for any Industrial Zone. The Plan Change amends a permitted activity performance standard to remove a requirement for Industrial Zones to screen activities from sensitive zones 'across the road'. This is because the potential visual effects are mitigated through other rules and there is no need to have multiple rules trying to achieve the same outcome. Therefore, the matters raised by the submitter are outside the scope of the Plan Change.

3.0 Plan Change 79 - Changes to the District Plan First Review

3.1 Delete rule 19.3.2(d) and consequentially renumber 19.3.2(e) to 19.3.2(d), as shown below:

19.3.2 Controlled Activities

- (a) Subdivision.
- (b) Dwellings provided they are located above ground floor level.
- (c) Works and network utilities as provided for in Section 10.

- (d) ~~With respect to screening, any activity in Rule 19.3.1 which has a common boundary with or is separated by a road from a Residential, Rural or Future Urban zone or a public reserve.~~
- (e) With respect to financial contributions only:
 - (i) The erection or undertaking of one or more commercial activities other than the first such activity on a site or significant expansion of an existing activity (significant expansion is an increase of more than 0.5 of a household equivalent for services);
 - (ii) Any activity in 19.3.1 which has a household equivalent for water and wastewater greater than one as listed in Rule 11.3.3 (c).

3.2 Amend rule 4C.5.3.1 as follows:

4C.5.3.1 General

The following performance standards shall be ~~met by all Controlled Activities that are required to be screened by a specific rule in the District Plan, and shall be~~ used as a guide for all Discretionary and Non-Complying Activities. At Omokoroa Stage 2, such screening is additional to the 10m buffer landscaping required about Industrial Zones.

3.3 Amend Rule 4C.5.3.2 as follows:

4C.5.3.2 Screening in Industrial and Commercial Zones

The following landscape areas and requirements will be implemented either at the time of subdivision or development as the case may require.

- (a) Unless otherwise required by a rule in the District Plan any activity which has a common boundary with ~~or is separated by a road from~~ a Residential, Rural-Residential, Future Urban or Rural Zone, or a public reserve shall be screened by landscape planting to a minimum depth of 3m and a minimum height of not less than 2m.

The screen must be a minimum of 1.2m high at the time of planting and be capable of achieving a height of 2m within two years.