

Appendix 2 Whole Plan Sections – Track Changes

1 How to use the Plan

Amend as follows:

The District Plan is a legal document which applies to all people and organisations, including the **Council** and central government. At a minimum, it must contain:

- Objectives to be achieved by the Plan.
- Policies to achieve the objectives.
- Rules to implement the policies.

Chapter 1 provides an introduction to the Plan and its relationship to other Council documents and other agencies, significant issues facing the District and how the plan provisions work, including information required to support applications for resource consent. (Sub 24.18)

Chapters 2 to 11 contain the zones which apply to all parts of the District and are identified on the Planning Maps.

Chapters 12 to 17 contain the provisions that may apply to all parts of the District. These include Subdivision, Financial Contributions, and Network Utilities (Chapter 17), as well as activities on the surface of water, indigenous vegetation management and activities in outstanding natural features and landscapes identified in Chapter 13 and sites containing heritage items identified in Chapter 14. Natural hazard is addressed in Chapter 18. (Sub 18.29)

Chapter ~~19~~18 contains the definitions: “Where a term is shown as **bold**, it is used in a specific way and is defined in Chapter 18. Otherwise words have their common (dictionary) meaning.

The Certificate of title for a site may contain easements and other restrictions on development and should be checked before planning development. (Sub 24.17) You may also have to comply with the requirements of a Regional Plan or National Environmental Standard.

An archaeological authority may be required for earthworks or works to buildings and structures as all pre 1900 sites, recorded or unrecorded, are protected under the Heritage New Zealand Pouhere Taonga Act 2014. Heritage New Zealand Pouhere Taonga should be consulted. (Sub 18.18)

Chapter 17

Amend Chapter 17 Standards as follows:

17.4.1.3 Maximum diameter of dish antennas: (Sub 53.52, 54.52, 55.52)

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|--|-------------------|
| a. <u>Residential and Coastal Settlement Zones</u> | <u>1.5m</u> |
| b. <u>Town Centre and Mixed Activity Zones</u> | <u>No maximum</u> |
| c. <u>Marine Services, Industrial, and Harbour Industrial Zones</u> | <u>No maximum</u> |
| d. <u>Coastal and Rural Zones, not within Coastal Environment</u> | <u>No maximum</u> |
| e. <u>Sites in 13.9.1 & 13.9.2, Ohiwa Harbour Zone and the</u> | |
| f. <u>Coastal Environment</u> | <u>1.5m</u> |

Provided that the maximum diameter of a dish antenna in relation to an Amateur Radio Configuration may be increased to no greater than 5m where the setback of 4.5m from a road boundary and 3m from any other boundary is met and the dish antenna is set at ground level (not on a mast). (Sub 48.11)

Include in Chapter 17 Standards:

17.4.7 Noise Sensitive Activities Near State Highways 2 and 35 (Sub 12.3)

1. Within 80m of State Highways 2 and 35 (measured from the nearest painted edge of the carriageway where the posted speed is over 70kph or within 40m where the posted speed is 70 kph or less:
 - a. any new **building** housing a **noise sensitive activity** shall meet an internal road-traffic design sound level of 40 dBL $A_{eq(24h)}$ inside all **habitable rooms**, teaching spaces or general office areas; and
 - b. any addition, extension or alteration to an existing **building** housing a **noise sensitive activity** which exceeds 25% of the existing **GFA** shall be designed and constructed to achieve a maximum internal road-traffic design sound level of 40 dBL $A_{eq(24h)}$ inside all **habitable rooms**, teaching spaces or general office areas; and
2. An acoustic design report from a suitably qualified and experienced acoustic expert shall be provided to the **Council** demonstrating compliance with 1 above prior to the commencement of construction.
3. As an alternative to complying with 1 and 2 above, any new **building**, or alteration/addition to a **building** which exceeds 25% of the existing **GFA**, housing a **noise sensitive activity** may comply with the following:
 - a. the windows and any glazing on doors of all **habitable rooms**, teaching spaces or general office areas shall be constructed with glazing that includes a laminated pane that is at least 6.38mm thick and covers the glazed area;
4. Where windows must be closed to achieve the requirements of 1 above, a ventilation system shall be installed that:
 - a. consists of an air conditioning unit(s) provided that the sound level generated by the unit(s) must not exceed 40 dBL $A_{eq(30s)}$ in **habitable rooms** (excluding bedrooms), teaching spaces or general office area and 35 dB L $A_{eq(30s)}$ in bedrooms, when measured 1m away from any grill or diffuser; or
 - b. comprises a system capable of providing at least 6 air changes per hour in **habitable rooms**, teaching spaces or general office areas. The occupant must be able to control the ventilation rate in increments up to a high airflow setting that provides at least 6 air changes per hour; where
 - i. the internal air pressure is no more than 10 Pa above ambient air pressure due to the ventilation system; and

- ii. the system provides cooling that is controllable by the occupant and can maintain the temperature at no greater than 25 degrees Celcius.

5. Rules 1 to 4 above do not apply if:

- a. the nearest façade of the **building** housing a **noise sensitive activity** is at least 50m from State Highways 2 and 35 (measured from the nearest painted edge of the carriageway), and there is a solid **building**, fence, wall or landform that blocks the line of sight from all parts of windows and doors to habitable spaces to any part of the road surface of the State Highway; or
- b. it can be demonstrated by way of prediction or measurement by a suitably qualified and experienced acoustic expert that the road-traffic sound level from State Highway 2 and 35 is less than 55 dBL _{Aeq (24h)} at all facades of the new **building**, or extension/alteration to an existing **building**, housing a **noise sensitive activity**; or
- c. the NZ Transport Agency provides written consent that the performance standards do not need to be applied.

Chapter 19 Definitions

Amend as follows:

Sensitive Activities

Means activities which ~~suffer adverse effects typically associated with some~~ can be sensitive to the effects of lawfully established activities. Activities considered to be sensitive include ~~but are not limited to~~ residential activities, visitor accommodation, entertainment facilities, educational facilities, including any childhood education centre, healthcare facilities and community facilities.

(Sub 11.204, 39.103,60.145) Noise sensitive activities in relation to State highway acoustic treatment means any residential activity (including visitor accommodation and retirement accommodation), any educational activity, any healthcare activity and any cogergations within places of worship/ marae. (Sub 12.3)