

## Proposed Private Plan Change 135: GNLC Limited Summary

Whangarei District Council has accepted the following proposed private plan change to the Whangarei District Plan from GNLC Limited.

**Plan Change 135 – GNLC Limited** seeking to:

- Rename the Residential Compatible Industry and Light Industry Policy Areas in the Marsden Primary Centre to Mixed Use 1 and Mixed Use 2 respectively to reflect the range of activities provided for, and
- Revise the noise rules relating to the Marsden Primary Centre, and specifically the Residential Compatible Industry (Mixed Use 1) and Light Industry (Mixed Use 2) Policy Areas within the Industry Environment, in order to enable the development of mixed use activities such as residential dwellings/units, and including the proposed Bream Bay Retirement Village.

The subject land is currently zoned Industry Environment (Light Industry Policy Area and Residential Compatible Industry Policy Area) as identified in the Precinct 2 Maps. The applicable Policy Areas are subject to Noise Zone 2 rules.

The Noise Zone rules relating to the subject land (Noise Zone 2) were originally set out in Part A of the Specific Effects Thresholds for Marsden Primary Centre – Town Centre South and Industry Environments; however these “old” rules have recently been amended and relocated by Plan Change 110: Noise and Vibration provisions which became operative on 24 May 2016. The Plan Change has altered the way in which the noise rules are applied to development in Noise Zone 2.

The proposal seeks the revision of the noise limits and noise hours for Noise Zone 2 as follows:

- 55 dB LAEQ between the hours of 0700 to 2200, and (ii) 45 dB LAEQ between the hours of 2200 to 0700.

The purpose of the proposed revision of the rules for Noise Zone 2 is to ensure opportunities for, and the viability of, residential development within the (currently named) Light Industry and Residential-compatible Policy Areas, without requiring significant additional acoustic treatment.

However, instead of reapplying a “first come, first serve” mechanism, the proposed approach is to provide overall lower noise limits for the Noise Zone 2, comprised of the (currently named) Residential-Compatible Industry and Light Industry Policy Areas.

The renaming of the Residential Compatible Industry Policy Area and the Light Industry Policy Area as “Mixed Use 1 Policy Area” and “Mixed Use 2 Policy Area” respectively, will simplify the Marsden Primary Centre rules, and better reflects the mixed use activities already provided for within the Policy Areas. This is considered to be an appropriate approach for what is essentially a “mixed use” area, as is clearly anticipated and provided for in the objectives, policies, and rules of the Marsden Primary Centre.