

# Part 3

## Commercial

### Section 42A Errata Report

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## Attachments

1. Attachment 1 – Recommended Rules (Corrected)

## Introduction

1. The Whangarei District Council's (**WDC**) Proposed Plan Changes Mixed Use Zone (**PC88B**), Commercial Zone (**PC88D**) and Shopping Centre Zone (**PC88F**) are three of a suite of proposed district plan changes scheduled for hearing beginning 25 November 2019. PC88B, PC88D and PC88F have been addressed in Part 3 of the Section 42A hearing report (**s42A**). Three errors within the report have been identified and the purpose of this supplementary report is to provide the details of those errata for correction.
2. This report has been prepared by Sarah Jane Brownie, Intermediate Planner. My statement of qualifications and experience is set out in paragraphs 5-7 of the s42A report.

### Erratum 1: Attachment 4 Recommended Mixed Use Chapter

3. MU-R9.1b reads as follows "Is screened from adjacent view from public places and surrounding sites...". The recommended rule should read "*Is screened from view from adjacent public places and surrounding sites...*".

### Erratum 2: Attachment 5 Recommended Commercial Chapter

4. COM-R23.1 shows 100m<sup>2</sup> with strike through. The value should not be struck through and the recommended rule should read "*The retail activity is an ancillary activity to a permitted activity on-site and is less than 100m<sup>2</sup> GFA*"...

### Erratum 3: Attachment 4 Recommended Shopping Centre Chapter

5. SCZ-R6.1a shows the words 'Sport and Recreation' as underlined. The word 'Sport' appears in error should not be included. The recommended rule should read "...3m from any *Open Space and Recreation Zone boundary*".

## Conclusion

6. I do not change any of my recommendations or conclusions as a result of the abovementioned errata.

### Authors



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## Attachment 1 – Recommended Rules (Corrected)

MUZ-R9	Outdoor Areas of Storage or Stockpiles	
	<p>Activity Status: <u>Permitted</u></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. <del>Any</del> <u>The</u> outdoor area of storage or stockpile;               <ol style="list-style-type: none"> <li>a. <del>Complies</del> with rules MUZ-R2, R4.2 and R5.</li> <li>2. <del>Any outdoor area of storage or stockpile</del> <u>b. is</u> screened from view from <u>adjacent</u> public places and surrounding sites, <u>except for construction materials to be used on-site for a maximum period of 12 months within each 10-year period from [operative date].</u></li> </ol> </li> </ol>	<p>Activity Status when compliance not achieved: <u>Discretionary</u></p>

COMZ-R23	General Retail	
	<p>Activity Status: <u>Permitted</u></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The retail activity is <u>an ancillary activity</u> to a permitted activity on-site and is less than 100m<sup>2</sup> GFA per site; or</li> <li>2. The goods sold on-site are also manufactured on-site, <u>provided that the retailing shall be an ancillary activity</u> to the manufacturing. For this rule manufacturing excludes activities which comprise only the packaging, <u>labeling</u>, sorting, mixing or assembling of pre-made products.</li> </ol>	<p>Activity Status when compliance not achieved: <u>Non-Complying</u></p>

Activity Status: Permitted

Where:

1. ~~All~~ The buildings and major structures is are set back at least;

a. 3m from any ~~Green Open~~ Space and Recreation Zone boundary.

2. b. ~~The building is at least 27m~~ from Mean High Water Springs.

3. ~~The building is at least 27m from~~ and the top of the bank of any river that has a width greater than 3m (excluding bridges, culverts and fences).

*Note: Any application shall comply with information requirement SCZ-REQ1.*

Activity Status when compliance not achieved: Discretionary