

Attachment A: Accepted recommendations with reasons and alterations

Accepted recommendation	Reasons for accepting	Alterations
<p>Council's alternative recommendation: Delete Rules 4C.1.3.6 (indoor railway vibration standards) and 4C.1.4.4 (matters of discretion for indoor railway vibration)</p>	<p>I am not satisfied that there is sufficient evidence to support the introduction of the proposed vibration controls.</p>	<p>Accepted without alteration.</p>
<p>Independent Hearing Panel's recommendation: Proposed industrial zone to the west of the existing Francis Rd intersection with State Highway 2 being retained as Future Urban. 51 Francis Rd (Lot 2 DPS 76152) (limited to the part that was proposed as industrial zone) 21 Francis Rd (Lot 3 DPS 76152) 1362 SH2 (Lot 1 DPS 5073) 1 Francis Rd (Lot 2 DPS 5073)</p>	<p>I consider the IHP's recommendation is the most appropriate option to ensure the potential effects of the interface between the adjacent residential zones and the land being rezoned as industrial are appropriately considered. While the application of Light Industrial Zone provisions may address the IHP's concerns regarding potential adverse effects on adjacent residents, those provisions would not necessarily enable a sufficient range of industrial activities within Ōmokoroa. Therefore, I cannot accept the Western Bay of Plenty District Council's alternative recommendation.</p>	<p>I have made two minor alterations to this recommendation. A deletion to correct a copying error and an addition to ensure the text of the recommendation accurately describes the area of 51 Francis Road subject to the recommendation. Deletions are struck through and additions underlined the text of the recommendation below: Proposed industrial zone to the west of the existing Francis Rd intersection with State Highway 2 being retained as Future Urban2. <u>51 Francis Rd (Lot 2 DPS 76152) (limited to the part that was proposed as industrial zone)</u> 21 Francis Rd (Lot 3 DPS 76152) 1362 SH2 (Lot 1 DPS 5073) 1 Francis Rd (Lot 2 DPS 5073)</p>
<p>Independent Hearing Panel's recommendation: Proposed Natural Open Space Zone (as modified by Council officer recommendations) on Bruning land (Lot 3 DPS 28670) being retained as Future Urban.</p>	<p>The IHP's recommendation to retain the land in question as a Future Urban Zone involves the least change from the operative zoning. This is appropriate given the complexity of the planning issues associated with this site.</p>	<p>Accepted without alteration.</p>
<p>Council's alternative recommendation: Amend Rule 4C.1.3.2.c.iii (noise sensitivity) to reduce the applicable area of the requirements from 100m to 50m as follows: "In Ōmokoroa and Te Puke, any new building or addition to an existing building located within <u>50m</u> 400m of the railway track designation boundary, which contains a dwelling, accommodation facility, education facility, place of worship or marae, or medical or scientific facility, shall meet the following requirements:".</p>	<p>The Council's alternative recommendation is more appropriate as there is some uncertainty regarding the costs of introducing new rules and the size of the area to which the rules should apply. The Council's alternative is less likely to impose unnecessary costs on development as it is applicable to a smaller area.</p>	<p>I have made one alteration to correct a copying error in this recommendation. The alteration is shown as struck through with a double line in the text below: Amend Rule 4C.1.3.2.c.iii (noise sensitivity) to reduce the applicable area of the requirements from 100m to 50m as follows: "In Ōmokoroa and Te Puke, any new building or addition to an existing building located within <u>50m</u>400m of the railway track designation boundary, which contains a dwelling, accommodation facility, education facility, place of worship or marae, or medical or scientific facility, shall meet the following requirements:</p>