

Rule 5.3 Planting and Screening

Rule Statement

Screening between zones, activities and particular development features, such as service and storage areas, is used to mitigate adverse visual impacts on neighbouring properties and public places. Screening is required under this District Plan in the form of fencing and/or planting.

Fencing is required when the visual impacts of activities are significant and can only be mitigated by a solid physical barrier. An option for using planting as a screening mechanism is offered when a barrier is needed, vegetation is needed to soften built form and provide a permeable surface for water infiltration, and also where benefits can be gained from enhancing amenity values.

The planting requirements for zones and specific activities take on four distinct forms: a buffer strip, a planting strip, a percentage area of planting, and internal planting. Each planting form has a different function and addresses different types of adverse effects which need to be mitigated in different situations.

Buffer strips are required along zone boundaries to create a vegetative screen between land uses which generate different effects. The buffer strip also helps to mitigate the visual effects of industrial and commercial built forms when adjoining the more amenity sensitive Residential and Recreation Zones, and to allow some penetration of water through sites which have a high impermeable surface percentage.

Planting strips are used to create a visually pleasant and attractive frontage to activities, particularly along Major Arterial Roads or where sites face residential and recreation areas. Creating this appealing frontage to sites is important when the activity contains large areas of sealed surfaces such as parking spaces.

The requirement for a percentage planting area is used to help activities be more consistent with surrounding amenity values. This is particularly important when non-residential activities occur in residential areas, industrial activities are adjoined to the Residential Zone by the Amenity Protection Area and activities occur in the Rotokauri Employment Area.

The internal planting requirement is used to help break up expansive sealed areas associated with car parking. Large sealed areas can generate a hard visual effect, considerable glare and heat, and impede water absorption. Vegetative planting within car parking areas breaks the hard surface, reducing glare and provides visual relief to adjoining uses.

Expected Outcome

A high quality of urban amenity and pleasantness created through screening and vegetative planting, with increased visual softening of built form, and the minimisation of the visual intrusion of activities on neighbouring properties.

Means of Compliance

The following standards and assessment criteria are additional to those established within each zone. Where an activity cannot meet these standards, its activity status is established within the Failure to Meet Standards section of the relevant zone.

Regard must be had to all Objectives and Policies which may be relevant to any proposed activity subject to this Rule. This includes, but shall not be limited to, Policy Sections 5.0 Community Environment and 6.0 Business Environment.

5.3.1 General Standards

The following general standards apply to all Permitted and Controlled Activities, and Restricted Discretionary Activities where they are listed as such in the activities list for the relevant zone.

a) Zones

Where planting or screening is required in any zone rule, it shall be undertaken in accordance with the standards specified in Table 5.3-1, [Rule 5.3.1 d\)](#) and [Rule 5.3.1 e\)](#) where relevant.

Table 5.3-1 Planting and Screening Requirements for Zones

Zone	Where Required	Standards
All Zones (except the Residential Zone and the Rotokauri Suburban Centre Zone)	When sites adjoin Major Arterial Roads	2m wide <i>planting strip</i> along the boundary adjoining the Major Arterial Road (excluding vehicle access)
Industrial Zone	When sites adjoin any Residential, Recreation Major, General and/or Environment Zone	1.8m high fence, or similar, or a 2m wide <i>buffer strip</i> along zone boundaries (excluding road boundaries)
Industrial Zone	When sites are in the Amenity Protection Area	20% <i>planting</i> of the overlay area (which includes the 2m wide buffer strip if used for boundary screening)
Industrial Zone	When sites are in the Rotokauri Employment Area	A minimum of 50% <i>planting</i> of the area of the minimum front setback, including a <i>planting strip</i> adjoining and parallel with the front boundary and having a minimum width of 2m (excluding the area required for vehicular and pedestrian access) and a minimum of 20% <i>planting</i> of the remainder of the site. A <i>planting strip</i> of 2m minimum width (excluding the

		area required for vehicular and pedestrian access) shall also be provided parallel with the boundary adjacent to a major arterial whether or not it is separated from the major arterial by a segregation strip or service lane.
Recreation Major	When sites adjoin the Residential Zone.	2m wide buffer strip along zone boundaries
Commercial Service	When sites are in the Special Amenity Area or facing the Residential Zone	20% planting of the setback adjoining the road
Community Facilities	When adjoining any Residential, Recreation Major, Recreation General or Recreation Environment Zone	2m wide planting strip along the boundary adjoining the Residential or Recreation Zone (excluding vehicle access)
Community Facilities	When adjoining a road	30% planting of the setback adjoining the road

b) Activity Specific

Where planting or screening is required in relation to any specified activity in any zone it shall be undertaken in accordance with the standards in Table 5.3-2, [Rule 5.3.1 d\)](#) and [Rule 5.3.1 e\)](#) where relevant.

Table 5.3-2 Planting and Screening Requirements for Specified Activities

Activity	Where Required	Standards
Non-Industrial Activities	When occurring in the Industrial Zone	1.8m high fence, or similar, or a 2m wide buffer strip , along all boundaries (excluding road boundaries)
Non-residential activities (excluding home occupations)	When occurring in the Residential Zone	30% planting of the setback adjoining the road
Visitor Accommodation	When occurring in the Residential Zone	30% planting of the setback adjoining the road
Drive-Through Services	When adjoining the Residential Zone	1.8m high fence, or similar
Drive-Through Services	When adjoining the Residential Zone	1.8m high fence, or similar, except that the site on the corner of Mill and Willoughby Streets (namely Lots 19, 21, 22, and 23 DP 20707) a 2m fence and 2m landscaped strip is required.

Public Toilets, Shelters, Implement, Storage or Maintenance Sheds	On sites in the Recreation General and Environment Zones when visible from residential areas	1m wide buffer strip around the building (excluding access points)
Public Toilets, Shelters, Implement, Storage or Maintenance Sheds	On sites in the Recreation Major Zone when visible from residential areas	1.8m high fence, or similar, or 1m wide buffer strip around the building (excluding access points)
Implement, Maintenance and Storage Sheds	On sites in the Recreation General and Environment Zones when visible from public roads	1m wide buffer strip around the building (excluding access points)
Implement, Maintenance and Storage Sheds	On sites in the Recreation Major Zone when visible from public roads	1.8m high fence, or similar, or 1m wide buffer strip around the building (excluding access points)
Parking Spaces, Loading Spaces, and Vehicle Storage Areas	In all zones (except the Residential and Future Urban Zones), when in a setback adjoining a road	2m planting strip along road boundary (excluding vehicle access), which includes at least one tree per 10 parking spaces
Parking Spaces, Loading Spaces, and Vehicle Storage Areas	On sites in the Rotokauri Employment Area when visible from public spaces including roads	2m wide planting strip around the spaces or along the road boundary, which includes at least one tree per 10 parking spaces
Parking Spaces	Where 15 or more spaces at ground level are provided and are visible from any public place, road, or adjoining or nearby site	At least one tree per 15 parking spaces is required in the form of internal planting

c) Development Standards

Where planting or screening is required in relation to any development standards in any zone it shall be undertaken in accordance with the standards in Table 5.3-3, [Rule 5.3.1 d\)](#) and [Rule 5.3.1 e\)](#) where relevant.

Table 5.3-3 Planting and Screening Requirements for Development Standards

Development Standard	Where Required	Standards
Service Areas	On sites in the Industrial, Suburban Centre, City Centre, Commercial Service, Community Facilities and Major Facilities Zones when visible from any residential area or public roads	1.8m high fence, or similar, or a 1m wide buffer strip around the area (excluding access points)

Service Areas	On sites in the Rotokauri Employment Area when visible from public spaces including roads	1.8m high fence with 1m wide buffer strip around the outside of the fence (excluding access points)
Outdoor Storage Areas	On sites in the Industrial zone when visible from public roads and all other zones (except where the Industrial zone and Residential zone are separated by an Amenity Protection Area)	1.8m high fence, or similar, or a 1m wide buffer strip around the area (excluding access points)
Outdoor Storage Areas	On sites in the Rotokauri Employment Area when visible from public spaces including roads	1.8m high fence with 1m wide buffer strip around the outside of the fence (excluding access points)
Outdoor Storage Areas	On sites in the Commercial Service Zone when visible from public roads and the Residential, Suburban Centre, City Centre, Community Facilities, Major Facilities, Future Urban, Recreation Environment, Recreation General and Recreation Major Zones	1.8m high fence, or similar, or a 1m wide buffer strip around the area (except access points)
Outdoor Storage Areas	On sites in the Recreation General and Environment Zones when visible from residential areas or public roads	1m wide buffer strip around the area (excluding access points)
Outdoor Storage Areas	On Sites in the Recreation Major Zone when visible from residential areas or public roads	1.8m high fence, or similar, or a 1m wide buffer strip around the area (excluding access points)
Parking Spaces, Loading Spaces, and Vehicle Storage Areas	In all zones when parking or loading spaces or vehicle storage areas are in a setback adjoining a road	2m wide planting strip along road boundary (excluding vehicle access), which includes at least one tree per 10 parking spaces
Parking Spaces, Loading Spaces, and Vehicle Storage Areas	On sites in the Rotokauri Employment Area when visible from public spaces including roads	2m wide planting strip around the spaces or along the road boundary, which includes at least one tree per 10 parking spaces
Parking and Loading Spaces	Any group of 5 or more parking spaces on a site which adjoins a Residential or Recreation Major, General or	1.8m high fence, or similar, or a 1m wide buffer strip around the spaces (excluding access points)

	Environment Zone	
Parking and Loading Spaces	Any parking or loading spaces associated with Community Centres, Education and Training Facilities, Health Care Services and Offices in the Residential Zone	1.8m high fence, or similar, or a 1m wide buffer strip around the spaces (excluding access points)
Parking Spaces	Where 15 or more spaces at ground level are provided and are visible from any public place, road, or adjoining or nearby site	At least one tree per 15 parking spaces is required in the form of internal planting

d) Detailed Planting Standards

- i) Where a **buffer strip** is required, the strip shall be of a permeable nature with planting consisting of shrubs which can grow to a mature growth height of at least 2 metres, planted at a maximum of 1.5 metres apart, and including at least 1 tree for every 10m of boundary length.
- ii) Where a **planting strip** is required, the strip shall be of a permeable nature with planting consisting of a combination of groundcovers, shrubs, and trees, and shall be designed in such a manner so as to not obscure visibility for road users.
- iii) Where a **percentage area of planting** is required, the area must be of a permeable nature with planting consisting of a combination of groundcovers, shrubs, and trees, and must provide vegetative coverage of the specified area within two years from the time of planting.
- iv) Where **internal planting** is required, the planting must be located within the sealed area to break up the impermeable expanse, and must be formed using tree guards or grates, planting boxes, or raised planting beds and kerbs.
- v) All planting shall be protected from potential pedestrian and vehicle damage.
- vi) All planting must meet the standards specified within two years from the time of planting, and shall be maintained to the satisfaction of Council.

e) Applications for Resource Consent

- i) Any activity requiring a resource consent under this District Plan, and which is required to comply with the planting provisions in [Rule 5.3](#) shall include for Council's approval a Planting Plan.
- ii) All Planting Plans shall include:
 - site and property boundaries
 - roads adjacent to the site and site access
 - public spaces, such as parks and walkways, adjacent to the site

- the location of existing and proposed site features, including:
 - buildings and structures
 - hard surfaces, retaining walls and fences
 - landforms
 - grassed areas
 - any other features
 - location, species, and size of existing vegetation
 - a statement of design intent for proposed work
 - precise identification and location of proposed planting, including species names, common names, and the quantity of plants
 - the volume of any earthworks to be undertaken
 - detailed specification for the implementation of the planting
 - a maintenance programme specifying the objective, frequency, duration, and extent of maintenance (including any irrigation systems).
- iii) The information required in Rule 5.3.1 e) shall be in sufficient detail to permit the proposal to be adequately assessed against the Performance Assessment criteria outlined in Rule 5.3.2.
- iv) All planting shall be implemented within the first planting season after buildings and other site works are completed.
- v) All planting shall be maintained to the satisfaction of Council.

Performance Assessment

In determining any resource consent requiring the provision of planting, Council shall have regard to the expected outcome for this rule and the relevant underlying zone, to any related objectives and policies, the planting plan required under Rule 5.3.1 e), and to the following.

5.3.2 Assessment Criteria

- i) The extent to which any fencing, walls or similar provide a visual screen or physical barrier to reduce impacts from vehicle headlights, noise, fumes, and any adverse visual effects of the activity.
- ii) The extent to which existing landscape features, including trees and significant natural features, are conserved or enhanced.
- iii) The extent to which proposed planting enhances neighbourhood amenity values and character.
- iv) The extent to which proposed planting will soften and reduce the scale of yard space, hard surfaces, and built form.
- v) The extent to which proposed planting will screen unsightly activities or facilities from neighbouring properties, roads, and public spaces.

- vi) The extent to which proposed planting will minimise nuisances such as dust, noise, glare, and fumes.
- vii) The effect of proposed planting on vehicle and pedestrian safety, and existing services.
- viii) The extent to which the proposed planting has adequate permeable surrounds to allow root growth, and is protected from vehicle and pedestrian damage.
- ix) The extent to which planting contributes to an avenue effect along major arterial roads.
- x) The extent to which the planting is sustainable over the long-term, including the cost-effectiveness of associated maintenance.
- xi) The extent to which species have been used which are suited to the local environment and site conditions.