

Planning and Urban Management Act 2004

Vaitele Industrial Areas Policy

Prepared by PUMA

For PUM Board

This policy/ guidelines apply to all land used for industrial purposes within Samoa.

1.0 Introduction

Existing situation – industrial land use(S) operating without site management

Unsustainable developments as operations are degrading environment and social harmonies

Need to minimize degradation and promote sustainable industrial developments.

1.0 Policy Basis

The *Vaitele Industrial Areas Policy* is to operate consistently with the following statutory regulations:

- *Planning and Urban Management Act 2004* (particularly Section 32 Development Standards and 33 Samoa Planning Provisions);
- *Draft Vaitele Sustainable Management Plan /Land Use Management Plan*; and
- Any other existing or draft statutory or strategic documents relating to the Vaitele area.

2.0 Objectives

To maintain and enhance the Vaitele industrial area that:

- Considers existing land uses;
- Support Vaitele's important role in Apia area as the industrial hub;
- Maximises local job opportunities;
- Encourages existing and potential foreign investors by offering incentives;
- Promotes environmentally sustainable developments, particularly in relation to minimising air, water, land, noise and visual pollution; and
- Provides adequate vehicular and pedestrian access.

3.0 Performance Standards

In considering a development consent application, the applicant must incorporate the following performance standards:

- Buildings and works do not exceed a building height of 12 metres;
- Buildings are setback a minimum of nine metres from the frontage and 4 metres from a side boundary or a road reserve;
- No goods or material are stored within the setbacks;
- Some form of native vegetation or landscaping (garden strip) is proposed for the road reserve;
- Environmental Best Practice methods (including on-site waste management) are demonstrated;
- Access routes are identified and vehicle type and likely frequency are detailed; and
- Caretakers facilities are provided, where necessary.

4.0 Policy

It is policy to:

- Meet the above performance standards to the satisfaction of the responsible authority;
- Demonstrate how Environmental Best Practice has been incorporated into the proposed development;
- Submit a Parking analysis, if the application will result in an increase in car parking requirements and through traffic in the area. The analysis should identify:
 - a) The increase in car parking demand will be;
 - b) The impact this will have upon car parking demand in the area;
 - c) Whether the car parking demand can be accommodated on site, and what the impact of this will be upon street parking; and
- Consider requirements of relevant zoning provisions.

INSERT MAP 1: VAITELE AREA