

## Appendix 3.2.3 Tamahere Business Zone - Development Plan Guideline

### 1 Introduction

- 1.1 The Development Plan should include relevant plans and explanatory text to thoroughly describe all development aspects of the proposal. The development plan is to be developed in accordance with the **Tamahere Design Guide**, the **Tamahere Concept Plan** and comply with the relevant rules in Chapter 19 Business Zone Tamahere.
- 1.2 The **site** development information below provides a general guide to what may be required to be included in the development plan. This list is not necessarily exhaustive and additional information may be required.

### 2 Site Development Information

- 2.1 **Site** plan/s illustrating the proposed **site** development indicating all relevant boundaries, **site** area and dimensions. In particular, plans should include but not be limited to the following information:
  - (a) The location and size of all proposed buildings
  - (b) All required boundary setback distances
  - (c) Shading
  - (d) Pedestrian linkages - including connections between walkways within the development area, walkways under verandahs and connections to adjacent **sites** and the road
  - (e) Cycle ways and cycle parking areas
  - (f) Vehicular access points, access sight and separation distances, design and safety of access in relation to vehicular, pedestrian and public transport movements
  - (g) On-site vehicle manoeuvring, loading and queuing space
  - (h) Location, number and dimensions of parking
  - (i) Provision for public transport
  - (j) Service areas
  - (k) Location of stormwater detention ponds, stormwater discharge pipes, the wastewater treatment facility and wastewater disposal areas
  - (l) Landscaping (a comprehensive landscaping plan is required as a separate document)
  - (m) Topographical features including existing landscape and natural features and how the **site** is to be modified. Information to be provided must include indicative contours and spot heights; the location and manner in which areas are to be excavated, filled, planted, grassed, sealed or paved.

#### 2.2 Development staging

- (a) Include details of any proposed staging, including staged plans and timing.

#### 2.3 Individual building details, including elevation plans that include:

- (a) Building orientation
- (b) Building scale
- (c) Building **height**
- (d) Building form and shape
- (e) Roof form

## 2.4 External design element details including information on the following:

- (a) External wall cladding
- (b) Roof materials
- (c) Windows
- (d) Doors
- (e) Verandahs
- (f) Detail elements / decoration
- (g) Colour schemes
- (h) Shop frontage and signage
- (i) Glazing and reflectivity
- (j) External signage
- (k) Artificial lighting location and design
- (l) Fences, pergolas, archways (including the Waharoa) and gateways
- (m) Paving materials and design
- (n) Street furniture
- (o) Streetscape character.

## 2.5 Explanation of how overall design, scale, form and shape of buildings are consistent with local heritage buildings:

- (a) Internal layout of buildings
- (b) Internal floor plans
- (c) Gross leasable floor area of individual tenancy, including outdoor area available to the lessee
- (d) Common space
- (e) Service areas.

## 2.6 Wastewater system details:

- (a) Detailed on-site wastewater treatment facility specifications, design and location of effluent disposal fields.

## 2.7 Low impact stormwater management, including the location and design details of the following:

- (a) Stormwater detention tanks and/or ponds
- (b) Rain gardens and/or other soakage devices
- (c) Decorative ponds with stormwater storage capacity
- (d) Permeable paving
- (e) Provision for stormwater treatment
- (f) Discharge outlet location and dimensions.

## 2.8 Landscape plan:

- (a) Site plan illustrating overall landscape design
- (b) Planting schedule, methodology and planting plan
- (c) Landscaping materials and design details.

## 2.9 Earthworks management plan

- (a) Guidelines for managing soil-disturbing activities are available from the Waikato Regional Council
- (b) Assessment of historic heritage on the site, and methods as to how historic heritage will be avoided or managed throughout the development process, including any relevant

information on **Heritage New Zealand Pouhere Taonga Act 2014**, required and/or obtained or specifically approved, discovery protocols for archaeology.

**Note:**

All plans must be drawn to a commonly-used metric scale (for example, 1:250, 1:200, 1:100 or an approved alternative) with a north point, title, reference number, scale and the date plans were drawn.