

BTZ – Business Tamahere zone

The relevant district-wide chapter provisions apply in addition to this chapter.

Purpose

The purpose of the BTZ – Business Tamahere Zone is to provide for a community hub that is integrated with the Village Green.

Objectives

- BTZ-O1 Commercial function and purpose.
Commercial activity is focused within a differentiation of commercial zones and development.
- BTZ-O2 Community hub.
Development within the zone contributes to a community hub that is integrated, cohesive and sustainable.
- BTZ-O3 Adverse effects of land use.
The health, safety and well-being of people, communities and the environment are protected from the adverse effects of land use and development within the zone

Policies

- BTZ-P1 Commercial function and purpose.
Provide for small scale convenience retail and community activities within the zone.
- BTZ-P2 Commercial purpose.
Ensure that within the zone, commercial development is carried out in a way and at a scale that meets the needs of the community and the catchment it serves.
- BTZ-P3 Development.
- (1) Development within the zone:
- (a) Is carried out in accordance with the development plan;
 - (b) Is integrated and connected to the OSZ – Open Space zone and Village Green;
 - (c) Is at a scale that achieves sustainable economic and environmental outcomes;
 - (d) Provides for a compact and commercially vibrant neighbourhood centre consisting of a diverse range of small-scale retail activities; and
 - (e) Ensures subdivision takes into account any share facilities that are managed under a communal management structure.
- BTZ-P4 Development.
- (1) New development:

- (a) Acknowledges local cultural and historic values;
- (b) Achieves consistency of building scale, form, layout and design theme across the BTZ – Business Tamahere zone, OSZ – Open space zone and Village Green;
- (c) Promotes a village character;
- (d) Provides amenity planting that minimises the adverse visual effects of hard structures, car parking areas, outdoor storage and servicing areas; and
- (e) Promotes vehicle and pedestrian safety.

BTZ-P5 Outdoor storage.

The adverse visual effects of outdoor storage are managed through screening or landscaping.

BTZ-P6 Managing the adverse effects of activities.

- (1) Avoid activities such as large scale retail and drive through services that will detract from the character and amenity of a small scale neighbourhood centre.
- (2) Avoid residential activities, travellers' accommodation and overnight health care facilities given the physical constraints of the land area available for effective wastewater disposal.

BTZ-P7 Managing effluent disposal.

- (1) Any effluent disposal system in the zone shall be designed, installed and managed to:
 - (a) Provide a means of treating and disposing of sanitary wastewater to ensure that there is no detectable increase in effluent discharge across the boundary of the site, except where a cross boundary effluent disposal system is agreed between the owner/s of land within the zone and Waikato District Council;
 - (b) Reflect the nature of the site conditions and constraints associated with the property and building development, demonstrating that the soil and ground water conditions have been considered in the design;
 - (c) Meet the Australian/New Zealand Standard for Onsite Domestic Wastewater Management AS/NZS 1547:2012; and
 - (d) Demonstrate that ground water and surface water quality is not degraded as a result of the discharge or in combination with other discharges.

Rules

Land use – activities

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

BTZ-RI	Retail activity
(1) Activity status: PER	(2) Activity status where compliance not achieved: n/a
Activity-specific standards: Nil.	

BTZ-R2	Office
(1) Activity status: PER Activity-specific standards: (a) Located above ground floor level.	(2) Activity status where compliance not achieved: DIS
BTZ-R3	Health facility
(1) Activity status: PER Activity-specific standards: (a) Excluding day hospitals.	(2) Activity status where compliance not achieved: DIS
BTZ-R4	Commercial activity
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
BTZ-R5	Community facility
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
BTZ-R6	Construction or alteration of a building for a sensitive land use
(1) Activity status: PER Activity-specific standards: (a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: (i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or (ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.	(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Effects on the amenity values of the site; (b) The risk of electrical hazards affecting the safety of people; (c) The risk of damage to property; and (d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.
BTZ-R7	Development
(1) Activity status: RDIS Activity-specific standards: (i) A Development Plan is submitted with the application for resource consent to develop within the BTZ – Business Tamahere zone; and (ii) Land use – effects standards for the zone; and (iii) Land use – buildings standards for the zone. Council's discretion is restricted to the following matters:	(2) Activity status where compliance not achieved: DIS

<p>(a) The extent to which the development:</p> <ul style="list-style-type: none"> (i) Acknowledges local cultural and historic values; (ii) Achieves consistency of building scale, form, layout and design theme across the BTZ – Business Tamahere zone, OSZ – Open space zone and Village Green; (iii) Promotes a village character <p>(b) Physical and visual connectivity with the Village Green and adjoining recreation reserve;</p> <p>(c) Landscaping and amenity planting that minimises the adverse visual effects of hard structures, car parking areas, outdoor storage and servicing areas;</p> <p>(d) Entrance crossings and sight lines;</p> <p>(e) Parking capacity and location;</p> <p>(f) Access and traffic flow within the site;</p> <p>(g) Shape, size and location of individual leasable units;</p> <p>(h) Variation in leasable unit sizes;</p> <p>(i) Staging of development;</p> <p>(j) Use of low impact design principles; and</p> <p>(k) Stormwater and wastewater management and disposal.</p>	
BTZ-R8	Residential activity
(1) Activity status: NC	
BTZ-R9	An overnight health facility
(1) Activity status: NC	
BTZ-R10	Visitor accommodation
(1) Activity status: NC	
BTZ-R11	Drive-through services
(1) Activity status: NC	
BTZ-R12	Any activity that is not listed as a permitted, restricted discretionary or discretionary activity
(1) Activity status: NC	

Land use – effects

BTZ-S1	Servicing hours	
(1) Activity status: PER		(2) Activity status where compliance not achieved: DIS
<p>Where:</p> <ul style="list-style-type: none"> (a) Loading or unloading of vehicles or receiving deliveries must not take place before 7.30am or after 8.30pm. 		
BTZ-S2	Outdoor storage	
(1) Activity status: PER		(2) Activity status where compliance not achieved: DIS
Where:		

<p>(a) Outdoor storage of goods or materials must comply with all of the following conditions:</p> <ul style="list-style-type: none"> (i) Not exceed a height of 2m; (ii) Be limited to one 25m² storage area over the entire BTZ – Business Tamahere zone site (iii) Be screened from view by a close boarded fence or wall to height of 1.8m from: <ul style="list-style-type: none"> (1) A public road; (2) Public reserve; and (3) An adjoining site in another zone. 	
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Land use – building

BTZ-S3	Building height	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) The maximum height of any building or structure measured from the natural ground level immediately below that part of the structure must not exceed 10m; (b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 12m measured from the natural ground level immediately below the structure; (c) The maximum height of hose drying towers associated with emergency service facilities measured from the natural ground level immediately below that part of the structure must not exceed 15m. 		<p>(2) Activity status where compliance not achieved: DIS</p>
BTZ-S4	Height in relation to boundary	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Any building must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the boundary of a site. 		<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Height of the building; (b) Design and location of the building; (c) Level of shading on any other adjacent site; (d) Privacy on other sites; and (e) Amenity values of the locality.
BTZ-S5	Gross floor area	
<p>(1) Activity status: PER Where:</p>		<p>(2) Activity status where compliance not achieved: DIS</p>

(a) The total gross floor area of all buildings within the BTZ – Business Tamahere zone must not exceed 3000m ² .	
BTZ-S6	Gross leasable floor area
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Every individual tenancy must have a gross leasable floor area between 70m² and 350m²;</p> <p>(b) There must be no more than four individual tenancies, each with a gross leasable floor area between 250m² and 350m².</p>	<p>(2) Activity status: DIS</p> <p>Where:</p> <p>(a) Every individual tenancy that does not comply with BTZ-S6(1) except where BTZ-S7(3) applies.</p> <p>(3) Activity status: NC</p> <p>Where:</p> <p>(a) Every individual tenancy that has a gross leasable floor area over 350m².</p>
BTZ-S7	Building setbacks
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any building must be set back a minimum of at least:</p> <p>(i) 12m from the RLZ – Rural lifestyle zone boundary;</p> <p>(ii) 20m from any road boundary; and</p> <p>(iii) 2m from the boundary of the OSZ – Open space zone.</p> <p>(b) BTZ-S7(1)(a) does not apply to a structure which is not a building.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>