

PREC4 – Nau Mai Business Park precinct

Objective

PREC4-O1 Manage adverse effects

- (1) The amenity values of sensitive activities and ecosystem values outside of industrial zones are protected from the significant adverse effects of industrial activities.

Policies

PREC4-PI Specific activities within PREC4 – Nau Mai Business Park precinct

- (1) Nau Mai Business Park is developed with specific types activities given its location outside of the district’s strategic industrial nodes.

PREC4-P2 Management of adverse effects within PREC4 – Nau Mai Business Park precinct

- (1) Activities within Nau Mai Business Park are to be established and operated so that adverse effects generated by them are managed within Park and not on neighbouring zones.

Rules

PREC4-R1	Application of rules in PREC4 – Nau Mai Business Park precinct
(1) In PREC4 – Nau Mai Business Park precinct the following rules do not apply (unless specified below):	
(a) The land-use activity rules in GIZ – General industrial zone	
(2) The following rules do apply (in addition to the rules in PREC4 – Nau Mai Business Park precinct):	
(a) Part 2: District-wide matter:	
(b) The land-use effects standards and building effects standards in GIZ – General industrial zone except:	
(i) Rule GIZ-S2 (Landscape Planting) does not apply and Rule PREC4-S1 applies instead;	
(ii) Rules NOISE-R3, NOISE-R22, NOISE-R23 and NOISE-R24 (Noise – General) does not apply and rules PREC4-S4 and PREC4-S3 applies instead;	
(iii) Rule SIGN-R1, SIGN-R2 and SIGN-R8 (Signs – General) does not apply and Rule PREC4-S4 and PREC4-S5 applies instead;	
(iv) Rule GIZ-S2 (Outdoor storage of goods and material) does not apply and Rule PREC4-S6 applies instead;	
(v) Rule GIZ-S4 (Building Height) does not apply and Rule PREC4-S7 applies instead;	

Land use – activities

PREC4-R2	Timber and hardware merchant
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC4-R3	Farming supplies merchant
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(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a
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PREC4-R4 Plant nursery	
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC4-R5 Landscape supplies	
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC4-R6 A retail activity that is ancillary to any permitted activity.	
(1) Activity status: PER Activity-specific conditions: (a) does not exceed 20% of the gross floor area of the industrial building; (b) involves the sale of goods manufactured and stored within the site, except for the activities listed PREC4-R2 to PREC4-R5 above.	(2) Activity status where compliance not achieved: DIS

PREC4-R7 One dwelling per lot for a caretaker or security personnel	
(1) Activity status: PER Activity-specific conditions: (a) gross floor area of 70m ² (excluding a garage, carport or decking)	(2) Activity status where compliance not achieved: DIS

PREC4-R8 Veterinary practice	
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC4-R9 Boarding, breeding or animal training establishment contained in a building or outdoor enclosure	
(1) Activity status: PER Activity-specific conditions: Nil	Activity status where compliance not achieved: n/a

PREC4-R10 Research and technology	
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC4-RI1	An education facility	
(1) Activity status: PER Activity-specific conditions: (a) for no more than 10 students	(2) Activity status where compliance not achieved: DIS	

PREC4-RI2	A food outlet	
(1) Activity status: PER Activity-specific conditions: (a) less than 200m ² gross floor area	(2) Activity status where compliance not achieved: DIS	

PREC4-RI3	An office that is ancillary to any permitted activity	
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a	

PREC4-RI4	Plant and equipment hire	
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a	

PREC4-RI5	Any permitted activity that does not comply with effects rule or building rules unless the activity status is specified as controlled, restricted discretionary or non-complying.	
Activity status: DIS		

PREC4-RI6	Any activity that is not listed as permitted activity in Rules PREC4-R2 to PREC4-R14	
Activity status: NC		

PREC4-RI7	A residential activity, except for one which is ancillary to the on-site industrial activity for caretakers and security personnel and complies with Rule PREC4-R7(1)	
Activity status: NC		

Land use – effects

PREC4-S1	Landscape planting	
(1) Activity status: PER Where: (a) Any activity that has its associated parking areas and storage areas adjacent to a road shall be separated from that road by a 2m wide landscaped strip which is established and maintained in accordance with the landscape mitigation	(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) amenity values; (b) the extent to which landscaping departs from the specified landscape mitigation details and landscape plan; and	

<p>details and the plan prepared by Bernard Brown Associates titled 'Nau Mai Business Park – 4005, SH23, Okete, Raglan Proposed Overall Landscape Mitigation Concept' dated March 2009.</p>	<p>(c) traffic safety.</p>
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Figure 13 – Nau Mai Business Park – 4005, SH23, Okete, Raglan. Proposed sections – Landscape Mitigation Details 1-4.

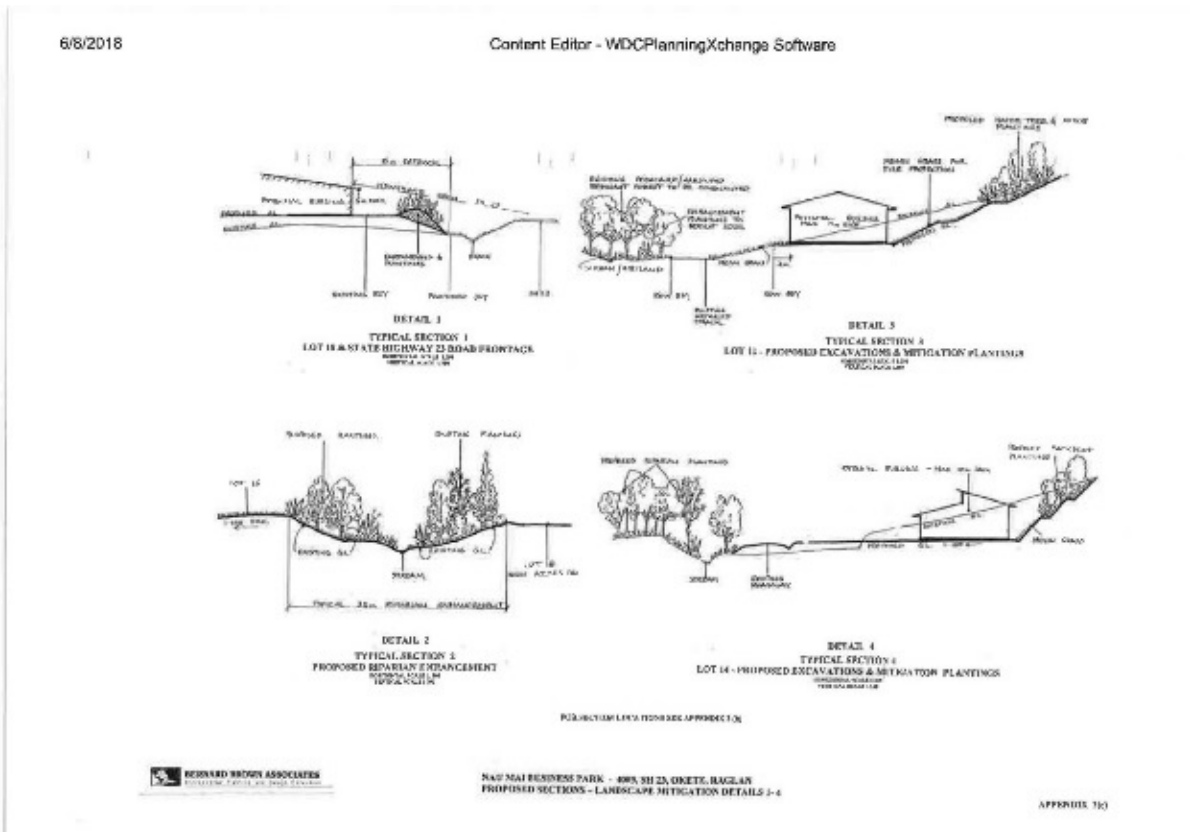
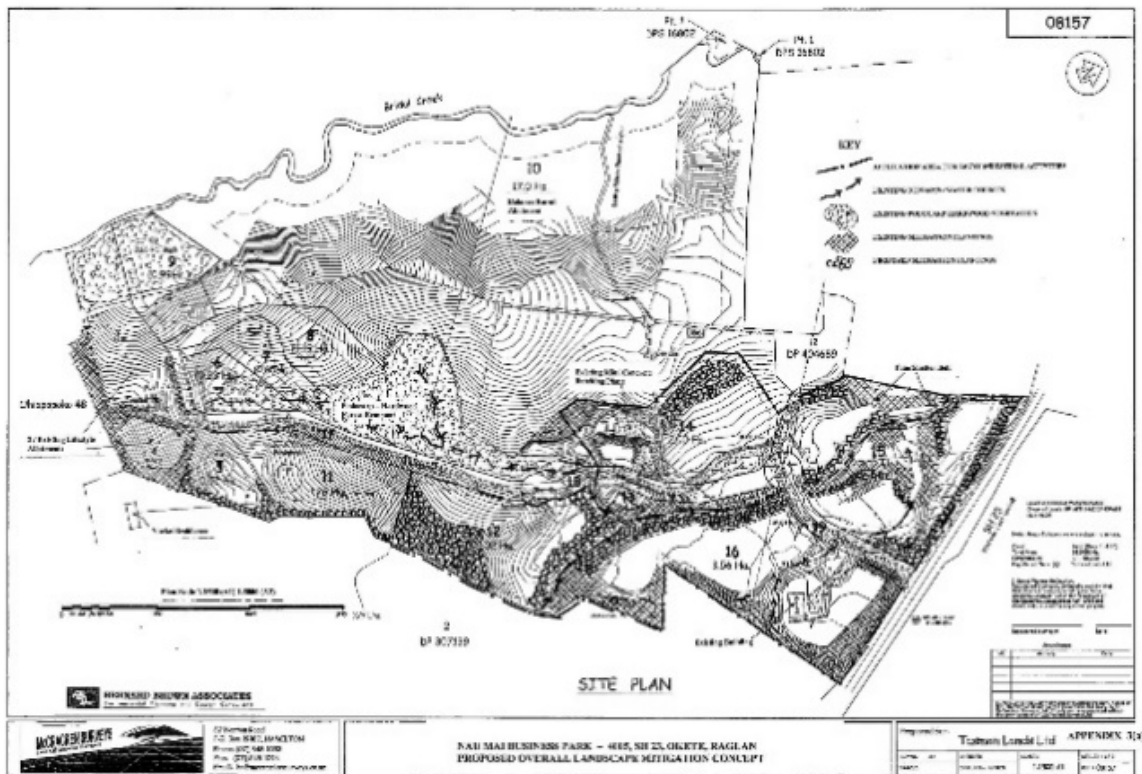


Figure 14 – Nau Mai Business Park – 4005, SH23, Okete, Raglan. Proposed Overall Landscape Mitigation Concept.



PREC4-S2	Noise – General
(1) Activity status: PER Where: (a) Noise generated by emergency generators and emergency sirens.	(2) Activity status where compliance not achieved: n/a

PREC4-S3	Noise – General
(1) Activity status: PER Where: (a) Noise must not exceed the following: (i) 65dB (LA10) at all times within any other site in the Industrial Zone; and (ii) at the notional boundary of any adjoining site in the Rural Zone: (1) 55dB (LAeq) 7am to 10pm; (2) 40 dB (LAeq) 10pm to 7am the following day; and (3) 70dB (LAm _{ax}) 10pm to 7am the following day. (b) Noise levels must be measured in accordance with the requirements of New Zealand Standard NZS 6801:2008 “Acoustics - Measurement of Environmental Sound”	(2) Activity status where compliance not achieved: DIS

<p>(c) Noise levels must be assessed in accordance with the requirements of New Zealand Standard NZS 6802:2008 “Acoustics- Environmental noise”.</p>	
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<p>PREC4-S4</p>	<p>Signs – General</p>	
<p>(1) Activity status: PER Where: (a) Any freestanding sign or sign attached to a building that is visible from a public place, other than State Highway 23, must comply with all of the following conditions: (i) it does not exceed a height of 10m; (ii) it does not have a light source that flashes or moves; (iii) it does not imitate the content, colour or appearance of any traffic control sign; (iv) it does not obscure sight lines of drivers turning into or out of a site entrance; (v) it does not exceed an area of 3m²; (vi) it is set back at least 5m from the boundary of any site in the GRUZ – General rural zone; and (vii) it does not project onto or over a road reserve.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is limited to the following matters: (a) effects on amenity values; (b) traffic safety.</p>	

<p>PREC4-S5</p>	<p>Signs – General</p>	
<p>(1) Activity status: PER Where: (a) Any free-standing advertising sign adjacent to State Highway 23 must comply with all of the following conditions: (i) it does not exceed a height of 6m; (ii) it is not located on or above road reserve; (iii) it does not exceed an area of 8m²; (iv) it is located within the eastern corner of Lot 1 DP 454300 (and any subsequent subdivision thereof); (v) it does not have a light source that flashes or moves; (vi) it does not imitate the content, colour or appearance of any traffic control sign;</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is limited to the following matters: (a) effects on amenity values; (b) traffic safety.</p>	

<ul style="list-style-type: none"> (vii) it can be viewed by drivers for a minimum of 250m; (viii) it has lettering that is at least 120mm high; (ix) it does not obscure sight lines of drivers turning into or out of a site entrance; and (x) it only relates to goods or services available on the site or is a property name sign. 	
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PREC4-S6	Outdoor storage of goods or materials	
(1) Activity status: PER Where: <ul style="list-style-type: none"> (a) Outdoor storage of goods or materials must comply with all of the following conditions: (b) not exceed a height of 9m; (c) not exceed 30% building coverage; and (d) be screened from State Highway 23. 		(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: <ul style="list-style-type: none"> (a) visual amenity; and (b) traffic safety.

Land use - buildings

PREC4-S7	Building height	
(1) Activity status: PER Where: <ul style="list-style-type: none"> (a) A building that does not exceed a height of: <ul style="list-style-type: none"> (i) 10m; or (ii) 5m at a setback of 15m from State Highway 23 if it is located on Lot 1 DP 454300 (and any subsequent subdivision thereof). 		(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matter: <ul style="list-style-type: none"> (a) visual amenity

PREC4-S8	Construction materials	
(1) Activity status: PER Where: <ul style="list-style-type: none"> (a) A building that: (b) has a roof in recessive colours; and (c) does not use unpainted galvanised iron for roofing, cladding or fencing. 		(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matter: <ul style="list-style-type: none"> (a) visual amenity

PREC4-S9	Building coverage	
(1) Activity status: PER Where		(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:

(a) A building must not cover more than 50% of each Effective Building Area identified on the planning maps.	(a) amenity values; and (b) stormwater management.
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PREC4-S10	Gross floor area
(1) Activity status: PER Where: (a) A building must not exceed a gross floor area of 800m ² .	(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matter: (a) effect on amenity values.

PREC4-S11	Building location and setbacks
(1) Activity status: PER Where (a) A building that is located: (i) within an Effective Building Area identified on the planning maps; (ii) at least 7.5m from a road boundary; and (iii) at least 15m from State Highway 23.	(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) effect on amenity values; and (b) effect road safety.

PREC4-S12	Acoustic insulation for dwelling
Activity status: PER Where: (a) A dwelling for a caretaker or security personnel must be designed and constructed to meet the following conditions: (i) Noise does not exceed 35dB (LAeq) within any bedroom; (ii) Noise does not exceed 40dB (LAeq) within any other habitable room; and (iii) Ventilation that is necessary to achieve the above noise limits shall comply with the requirements of Clause G4 of the New Zealand Building Code.	(2) Activity status where compliance not achieved: DIS