

PREC5 – Tamahere Park and Tamahere Village Green precinct

Objective

PREC5-O1 Community hub

- (1) A community hub is developed in Tamahere.

Policies

PREC5-P1 Integrated development

- (1) Ensure that development within the Tamahere Park and Tamahere Village Green is integrated and connected with the **BTZ – Business Tamahere zone**.

PREC5-P2 Design guides

- (1) Ensure new development is consistent with the Tamahere Village Design Guide, and in particular:
- (a) acknowledges local cultural and historic values;
 - (b) achieves consistency of building scale, form, layout and design theme across the **BTZ – Business Tamahere zone**, Tamahere Park and Tamahere Village Green;
 - (c) promotes a village character;
 - (d) provides amenity planting that minimises the adverse visual effects of hard structures.

Rules

PREC5-R1	Application of rules in PREC5 – Tamahere Park and Tamahere Village Green precinct
<p>(1) The following rules apply (in addition to the rules in PREC5 – Tamahere Park and Tamahere Village Green precinct), unless specified below:</p> <ul style="list-style-type: none"> (a) Part 2: District-wide matters, except: <ul style="list-style-type: none"> (i) Rules SIGN-R1 and SIGN-R12 (Signs – General) does not apply, instead Rules PREC5-S1 to PREC5-S2 applies; (b) OSZ – Open space zone, except: <ul style="list-style-type: none"> (i) Rule OSZ-S6 (Building coverage) does not apply, instead Rule PREC5-S3 applies; (ii) Rules OSZ-S1 to OSZ-S4 (Height – General) and Rule OSZ-S6 (Building coverage) does not apply, instead Rule PREC5-S4 applies; 	

Land use – effects

PREC5-S1	Signs – Tamahere Village Green
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Any advertising sign visible from a public place must comply with all of the following conditions: <ul style="list-style-type: none"> (i) Where the sign is attached to a building: 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) amenity values and streetscape (b) traffic safety (c) glare and light spill

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<ul style="list-style-type: none"> (1) does not exceed an area of 2m²; (2) does not extend more than 300mm from the building wall; (3) does not exceed the height of the building. <p>(ii) Where the sign is attached to a verandah;</p> <ul style="list-style-type: none"> (1) is no deeper than 400mm; (2) does not obscure any notable architectural feature of the building; (3) does not project beyond the roof or fascia of the verandah more than 100mm in any direction; (4) allows clearance of at least 2.5m above any pedestrian access, or <p>(iii) Where the sign is free standing;</p> <ul style="list-style-type: none"> (1) does not exceed 1.5m in height; (2) does not exceed an area of 1m², or <p>(iv) Where a sign is a signage wall;</p> <ul style="list-style-type: none"> (1) does not exceed 1.2m in height; (2) does not exceed an area of 4m²; <p>(v) Where it is an illuminated sign, it:</p> <ul style="list-style-type: none"> (1) Is not a neon sign; (2) Does not have a light source that flashes or moves; (3) Does not contain moving parts or reflective materials; (4) Does not spill light beyond the sign. 	<ul style="list-style-type: none"> (d) number of signs (e) design and location of sign (f) consistency with Tamahere Village Design Guide
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<p>PREC5-S2 Signs – Tamahere Village Green</p>	
<p>Activity status: PER</p> <p>Where:</p> <p>(a) A sign advertising a community event must comply with all of the following conditions:</p> <ul style="list-style-type: none"> (i) it is a free standing sign; (ii) be on display for no more than one month prior to the event; (iii) it does not exceed 1.5m in height, and 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) amenity values and streetscape (b) traffic safety (c) glare and light spill (d) number of signs (e) design and location of sign

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<p>(iv) it does not exceed an area of 1m².</p> <p>(b) Where it is an illuminated sign, it must not:</p> <p>(i) be a neon sign;</p> <p>(ii) have a light source that flashes or moves;</p> <p>(iii) contain moving parts or reflective materials;</p> <p>(iv) spill light beyond the sign.</p>	<p>(f) consistency with Tamahere Village Design Guide</p>
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Land use - building

<p>PREC5-S3 Building Coverage – Tamahere Park</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any building in the Tamahere Park identified on the planning maps must not exceed 4% building coverage.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>PREC5-S4 Building – Tamahere Village Green</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any building in the Tamahere Village Green must comply with the following conditions:</p> <p>(i) Total building coverage must not exceed 170m²;</p> <p>(ii) Height must not exceed 6m.</p> <p>(iii) Rules OSZ-S1 to OSZ-S2 (Height Building General) do not apply.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>