

BTZ – Business Tamahere zone

Objectives

BTZ-O1 Commercial function and purpose

- (1) Commercial activity is focused within a differentiation of commercial zones and development **(comprising the Business Town Centre Zone, the Business Zone, the Business Zone Tamahere and neighbourhood centres).**

BTZ-O2 Community hub

- (1) Development within the Business Zone Tamahere contributes to a community hub that is integrated, cohesive and sustainable.

BTZ-O3 Adverse effects of land use

- (1) The health and well-being of people, communities and the environment are protected from the adverse effects of land use and development within the **BTZ – Business Tamahere zone.**

Policies

BTZ-P1 Commercial function and purpose

- (1) Commercial activity develops in a way that:
- (a) Ensures the **business** town centre within each town is maintained as the primary focal point for retail, administration, commercial services and civic functions;
 - (b) Provides for larger scale commercial activities within the **Business Zone COM – Commercial zone;**
 - (c) Provides for small scale convenience retail and community activities within the **BTZ – Business Tamahere zone** and neighbourhood centres.

BTZ-P2 Commercial purpose: **BTZ – Business Tamahere zone**

- (1) Ensure that within the **BTZ – Business Tamahere 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 Commercial purpose: Neighbourhood Centres

- (1) Ensure that within neighbourhood centres convenience retail and commercial activities are carried out in a way that meets the needs of the local communities they are intended to serve.

BTZ-P4 Commercial purpose: Neighbourhood Centres in Structure Plans

- (1) Neighbourhood centres within new residential areas that are identified through structure plans or master plans are to provide

BTZ-P5 Development

- (1) Development within the **BTZ – Business Tamahere zone:**
- (a) Is carried out in accordance with the development plan;

- (b) Is integrated and connected to the ~~Reserve Zone 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 shared facilities that are managed under a communal management structure.

BTZ-P6 Design guides

- (1) Ensure new development is complementary to 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, ~~Reserve 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-P7 Outdoor storage

- (1) The adverse visual effects of outdoor storage are managed through screening or landscaping.

BTZ-P8 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-P9 Managing effluent disposal

- (1) Any effluent disposal system in the ~~BTZ~~ Business Tamahere 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 ~~BTZ~~ Business Tamahere ~~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

Note: For certain activities, consent may be required by rules in more than one chapter in the Plan, i.e. the District-wide chapters. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW – How the Plan Works

Land use – activities

BTZ-R1	Retail activity
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

BTZ-R2	Office
(1) Activity status: PER Activity-specific conditions: (a) Located above ground floor level	(2) Activity status where compliance not achieved: DIS

BTZ-R3	Health facility
(1) Activity status: PER Activity-specific conditions: (a) Excluding day hospitals	(2) Activity status where compliance not achieved: DIS

BTZ-R4	Commercial Activity
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

BTZ-R5	Community facility
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

BTZ-R6	Development
(1) Activity status: RDIS Activity-specific conditions: (a) Development within the BTZ Business Tamahere zone shall comply with the following conditions: (i) A Development Plan is submitted with the application for resource consent	(2) Activity status where compliance not achieved: DIS

<p>to develop within the BTZ – Business Zone Tamahere; and</p> <p>(ii) Land Use – Effects in Standards BTZ-S1 – BTZ-S2 (and relevant Part 2 district-wide matters); and</p> <p>(iii) Land Use - Buildings in Standards BTZ-S3 – BTZ-S8 (and relevant Part 2 district-wide matters);</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(b) The degree to which the development is consistent with the Tamahere Village Design Guide [APP10];</p> <p>(c) The degree to which the development is consistent with the Tamahere Village Concept Plan [APP10];</p> <p>(d) The degree to which the Development Plan addresses all the matters listed in the Tamahere Business Zone Development Plan Guideline [APP11]; and</p> <p>(e) Physical and visual connectivity with the Village Green and adjoining recreation reserve;</p> <p>(f) Landscaping;</p> <p>(g) Entrance crossings and sight lines;</p> <p>(h) Parking capacity and location;</p> <p>(i) Access and traffic flow within the site;</p> <p>(j) Shape, size and location of individual leasable units;</p> <p>(k) Variation in leasable unit sizes;</p> <p>(l) Staging of development;</p> <p>(m) Use of low impact design principles;</p> <p>(n) Stormwater and wastewater management and disposal.</p>	
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BTZ-R7	Residential activity
(I) Activity status: NC	

BTZ-R8	An overnight health facility
(I) Activity status: NC	

BTZ-R9	Travellers’ accommodation
(I) Activity status: NC	

BTZ-R10	Drive-through services
(I) Activity status: NC	

BTZ-R11	Any activity that is not listed as Permitted, Restricted Discretionary or Discretionary
(1) Activity status: NC	

Land Use - Effects

BTZ-S1	Servicing hours
(1) Activity status: PER Where: (a) Loading or unloading of vehicles or receiving deliveries must not take place before 7.30am or after 8.30pm.	(2) Activity status where compliance not achieved: DIS

BTZ-S2	Outdoor storage
(1) Activity status: PER Where: (a) Outdoor storage of goods or materials must: (i) Not exceed a height of 2m; (ii) Be limited to one 25m ² 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: (1) A public road; (2) Public reserve; and (3) An adjoining site in another zone.	(2) Activity status where compliance not achieved: DIS

Land Use – Buildings

BTZ-S3	Height – Building
(1) Activity status: PER Where: (a) The maximum height of any building must not exceed 10m.	(2) Activity status where compliance not achieved: DIS

BTZ-S4	Buildings, structures, vegetation and objects within an airport obstacle limitation surface
(1) Activity status: PER Where: (a) Any building, structure or vegetation must not protrude through the airport obstacle limitation surfaces as shown on the planning maps.	(2) Activity status where compliance not achieved: DIS

BTZ-S5	Daylight admission
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any building must not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at every point of the boundary of a site within the BTZ – Business Tamahere zone.</p>	<p>(2) (1) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is limited to the following matters:</p> <p>(a) Height of building;</p> <p>(b) Design and location of the building;</p> <p>(c) Extent of shading on adjacent sites;</p> <p>(d) Effects on privacy of other sites;</p> <p>(e) Effects on amenity values of other sites.</p>

BTZ-S6	Gross Floor Area
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The total gross floor area of all buildings within the BTZ Business Tamahere zone must not exceed 3000m².</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

BTZ-S7	Gross Leasable Floor Area
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any 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) Any individual tenancy that does not comply with Rule BTZ-S7(1) except where Rule BTZ-S7(3) applies</p> <p>(3) Activity status: NC</p> <p>Where</p> <p>(a) Any individual tenancy that has a gross leasable floor area over 350m².</p>

BTZ-S8	Building setbacks
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The building must be set back 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>(2) Activity status where compliance not achieved: DIS</p>