Working Table: Chapter 19 Business Zone Tamahere

Third Column:

Changes made as per national planning standard directions Further changes required

Disclaimer:

- 1. This working table is intended as a provision tracking mechanism only.
- 2. The third column is not the final representation of the new national planning standards version. Further amendments and updates have been undertaken in the clean version documentation.
- 3. The numbering has not been updated to reflect the final version.
- 4. In some cases, the numbering, cross-referencing and zone chapters have been updated in the working tables however, this has not been applied across all working tables. All numbering, cross-referencing and zone chapters has however been updated in the clean version documentation.

PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons	
	Relocation required			
 Chapter 19: Business Zone Tamahere (1) The rules that apply to activities in the Business Zone Tamahere are contained in Rule 19.1 Land Use – Activities, Rule 19.2 Land Use – Effects and Rule 19.3 Land Use – Building. (2) The rules that apply to subdivision in the Business Zone Tamahere are contained in Rule 19.4. (3) The activity status tables and standards in the following chapters also apply to activities in the Business Zone Tamahere: 14 Infrastructure and Energy; 15 Natural Hazards and Climate Change (Placeholder). 	PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	Business Tamahere Zone (1) The rules that apply to activities in the Business Tamahere Precinct are contained in Rule 19.1 Land Use — Activities, Rule 19.2 Land Use — Effects and Rule 19.3 Land Use — Building, (2) The rules that apply to subdivision in the Business Tamahere Precinct are contained in Rule 19.4 (3) The activity status tables and standards in the following chapters also apply to activities in the Business Tamahere Precinct: (a) El — Energy and infrastructure (b) NH — Natural hazards (Placeholder) (c) CC — Climate Change (Placeholder)	Cross references to other relevant District Plan provisions	
 (4) The following symbols are used in the tables: (a) P Permitted activity (b) C Controlled activity (c) RD Restricted discretionary activity (d) D Discretionary activity (e) NC Non-complying activity 	PART I: INTRODUCTION AND GENERAL PROVISIONS INTERPRETATION Chapter: Abbreviations	Abbreviations Full terms PER Permitted CON Controlled RDIS Restricted discretionary DISC Discretionary activity NC Non-complying activity PR Prohibited activity	6. Introduction and General Provisions Standard Direction 12: Abbreviations must be located in the Abbreviations chapter, using table 7. Direction 13: Abbreviations must be listed numerically and then alphabetically.	
 19.1 Land Use - Activities 19.1.1 Permitted Activities (1) The following activities are permitted activities if they meet all the following: (a) Land Use - Effects rules in Rule 19.2 (unless the activity rule and/or activity specific conditions identify a condition(s) that does not apply); 	PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	Land Use – Activities Permitted Activities (1) The following activities are permitted activities if they meet all the following: (a) Land Use – Effects rules in Rule 19.2 (unless the activity rule and/or activity specific conditions identify a condition(s) that does not apply);	4. District Plan Structure Standard Direction 10: If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.	

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
	Relocation required		
 (b) Land Use – Building rules in Rule 19.3 (unless the activity rule and/or activity specific conditions identify a condition(s) that does not apply); (c) Activity specific conditions. 		(b) Land Use — Building rules in Rule 19.3 (unless the activity rule and/or activity specific conditions identify a condition(s) that does not apply) ; (c) — Activity specific conditions.	

Act	ivity	Activity specific conditions	PVVDP – National Planning Standards Working	
PI	Retail activity	Nil	BTZ-R <mark>x</mark> Retail act (1) Activity status: PER	ivit
2	Office	Located above ground floor level	Activity-specific	
3	Health facility	Excluding day hospitals	conditions: Nil	
P4	Commercial Activity	Nil	BTZ <mark>-Rx</mark> Office (1) Activity status:	— —
P5	Community facility	Nil	PER Activity-specific conditions:	
P6	Temporary event	 (a) The event occurs no more than 3 times per consecutive 12 month period; (b) The duration of each event is less than 72 hours; (c) It may operate between 7.30am and 8:30pm Monday to Sunday; (d) Temporary structures are: (i) erected no more than 2 days before the event occurs; (ii) removed no more than 3 days after the end of the event; (e) The site is returned to its previous condition no more than 3 days after the end of the event. 	 (a) Located above ground floor level BTZ-Rx Health fail (1) Activity status: PER Activity-specific conditions: (a) Excluding day hospitals BTZ-Rx Commercial Commercial	
			BTZ-Rx Commun (1) Activity status: PER Activity-specific conditions: Nil Nil BTZ-Rx Tempora (1) Activity status: PER Activity-specific conditions: Community Community Conditions: Community Nil Community BTZ-Rx Tempora Community Community Activity-specific Community Conditions: Community	
				~s

4. District Plan Structure Standard /ity (2) Activity status: Direction 10: If used, precincts that apply to only N/A one zone must be located within the relevant zone chapter or section. (2) Activity status: DIS Any permitted activity that does not comply with Rule 19.1.1. ility (2) Activity status: DIS Any permitted activity that does not comply with Rule 19.1.1. ial Activity (2) Activity status: DIS Any permitted activity that does not comply with Rule 19.1.1. y facility (2) Activity status: N/A event (2) Activity status: DIS Any permitted activity that does not comply with Rule 19.1.1.

PWDP Provisions as notified	PVVDP – National Plannin NPS Location /	NPS Provisions Reasons	
	Relocation required		
		times per consecutive 12 month period; (b) The duration of each event is less than 72 hours; (c) It may operate between 7.30am and 8:30pm Monday to Sunday; (d) Temporary structures are: (i) erected no more than 2 days before the event occurs (ii) removed no more than 3 days after the end of the event; (e) The site is returned to its previous condition no more than 3 days after the end of the event.	
 19.1.2 Restricted Discretionary Activities The activities listed below are restricted discretionary activities. Discretion to grant or decline consent and impose conditions is restricted to the matters set out in the following table. 	PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	Restricted Discretionary Activities (1) The activities listed below are restricted discretionary activities. (2) Discretion to grant or decline consent and impose conditions is restricted to the matters set out in the following table.	4. District Plan Structure Standard Direction 10: If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.

PWDP – National Planning Standards Working Table

_			PWDP – National Plannin	g Standards Working Ta	ble	
Activity	Conditions	Matters of Discretion	PART 3 – AREA			4. District Plan
RDI	(a) Development	(i) Council's	SPECIFIC MATTERS	BTZ-R <mark>x Developm</mark>		Structure Standard
	within the Business	discretion is	Chapter: Special purpose	(1) Activity status: RDIS	(2) Activity	<u>Direction 10:</u> If used, precincts that apply to only
	Zone Tamahere	restricted to the	zone	Activity-specific	status: DIS	one zone must be located
	shall comply with	following matters:	20110	conditions:	Any restriction	within the relevant zone
	the following	(ii) The degree to which	Section: BTZ – Business	(a) Development	discretionary activity	chapter or section.
	conditions:	the development is	Tamahere Zone	(a) Development within the Business	that does not comply	
	(i) A	consistent with		Tamahere Precinct	with Rule 19.1.2 RD1.	
	Development	the Tamahere Village		shall comply with		
	Plan is	Design Guide		the following		
	submitted with	(Appendix 3.2.2);		conditions:		
	the application for resource	(iii) The degree to which		(i) A		
	consent to	the development is consistent with		Development		
	develop within	the Tamahere Village		Plan is		
	the Business	Concept Plan		submitted with		
	Zone	(Appendix 3.2.2);		the application		
	Tamahere; and	(iv) The degree to which		for resource consent to		
	(ii) Land Use –	the Development Plan		develop within		
	Effects in Rule	addresses all the		the Business		
	<mark>19.2;</mark> and (iii) Land Use -	matters listed in the		Zone		
	Buildings in	Tamahere Business		Tamahere; and		
	Rule 19.3.	Zone Development		(ii) Land Use –		
		Plan Guideline (Appendix 3.2.3); and		Effects in Rule		
				<mark>19.2</mark> ; and		
		(v) Physical and visual connectivity with the		(iii) Land Use - Buildin <u>gs</u> in		
		Village Green and		Rule 19.3.		
		adjoining recreation		Council's discretion		
		reserve;		is restricted to the		
		(vi) Landscaping;		following matters:		
		(vii) Entrance crossings		(a) The degree to		
		and sight lines;		which the		
		(viii) Parking capacity and		development is		
		location;		consistent with		
		(ix) Access and traffic flow		the Tamahere		
		within		Village Design		
		the <mark>site;</mark>		Guide (Appendix 3.2.2);		
		(x) Shape, size and		(b) The degree to		
		location of individual		which the		
		leasable units;		development is		
		(xi) Variation in leasable		consistent with		
		unit sizes;		the <mark>Tamahere</mark>		
			1	Village Concept	1	1

Chapter 19 Business Zone Tamahere - Working Table

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location /	NPS Provisions	Reasons
		Relocation required		
	B Discretionary Activities Activities listed below are discretionary activities 	PART 3 – AREA SPECIFIC MATTERS	Incorporated above.	4. District Plan Structure Standard Direction 10: If used,
DI	Any permitted activity that does not comply with Rule	Chapter : Special purpose zone		precincts that apply to only one zone must be located within the relevant zone
D2	Any restriction discretionary activity that does not comply with Rule 19.1.2 RD1.	Section: BTZ – Business Tamahere Zone		chapter or section.

PWDP	Provisions as notified	NPS Location /	NPS Provisions	Reasons
	Non-Complying Activities Activities listed below are non-complying activities	Relocation required PART 3 – AREA SPECIFIC MATTERS	Non-Complying Activities (1) Activities listed below are non-complying activities	4. District Plan Structure Standard Direction 10: If used,
NCI NC2 NC3 NC6	Residential activity An overnight health facility Travellers' accommodation Drive-through services Any activity that is not listed as Permitted, Restricted Discretionary or Discretionary.	Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	BTZ-Rx Residential activity (1) Activity status: NC NC Activity status: NC Activity-specific conditions: Nil (2) Activity status: N/A BTZ-Rx An overnight health facility (1) Activity status: NC (2) Activity-specific conditions: Nil (2) Activity status: N/A BTZ-Rx Travellers' accommodation (1) Activity status: NC (2) Activity-specific conditions: Nil (2) Activity status: N/A BTZ-Rx Drive-through services (1) Activity status: NC (2) Activity-specific conditions: Nil (2) Activity status: N/A BTZ-Rx Drive-through services (1) Activity status: NC N/A BTZ-Rx Any activity that is not listed as Permitted, Restricted Discretionary or Discretionary. (1) Activity status: NC (2) Activity-specific conditions: Nil (2) Activity status: N/A	Direction 10: If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
	Relocation required		
19.2 Land Use - Effects	PART 3 – AREA	Land Use - Effects	Cross references to
19.2.1 Noise	SPECIFIC MATTERS	Noise	other relevant District
(1) Rules 19.2.1.1 and 19.2.1.2 provide the permitted noise	Chapter: Special purpose	(1) Rules 19.2.1.1 and 19.2.1.2 provide the permitted noise	Plan provisions
levels for noise generated by land use activities.	zone	l <mark>evels for noise generated by land use activities.</mark>	
(2) Rule 19.2.1 Noise – General provides permitted noise limits		(2) Rule 19.2.1 Noise General provides permitted noise limits	
in the Business Zone Tamahere.	Section: BTZ – Business	i <mark>n the Business Zone Tamahere.</mark>	
(3) Rule 19.2.1.2 Noise – Construction provides the noise limits	Tamahere Zone	(3) Rule 19.2.1.2 Noise Construction provides the noise limits	
for construction activities.		f or construction activities.	

PWDP – National Planning Standards Working Table

		PWDP – National Planning	g Standards VVorking I	able	
19.2.	I.I Noise – General	PART 2 – DISTRICT-			7. District-wide Matters
PI	Noise generated by emergency generators and emergency	WIDE MATTERS	NOISE-R <mark>x</mark> Noise – G		Standard
11.1	sirens.		(1) Activity status:	(2) Activity status:	Direction 33: If provisions
	sil elis.	GENERAL DISTRICT-	PER	N/A	for managing noise are
		WIDE MATTERS	Where:		addressed, they must be
			(a) Farming noise,		located in the Noise
		Chapter: NOISE - Noise	and noise		chapter. These
			generated by		provisions may include:
			emergency		a. noise provisions
			generators and		(including noise limits) for
			emergency sirens.		zones, receiving
					environments or other
P2	(a) Noise measured within the Business Zone Tamahere		NOISE-R <mark>x</mark> Noise – G	Seneral	spatially defined area
	must not exceed:		(1) Activity status:	(2) Activity status:	b. requirements for
	(i) 65dB (L _{Aeq}), 7am to 11 pm every day; and		PER	DIS	common significant noise
	(ii) 55dB (L _{Aeq}), 11pm Friday to 1am Saturday; and		Where:	Noise that does not	generating activities
	(iii) 55dB (L _{Aeq}), 11pm Saturday to 1am Sunday; and			comply with Rule	c. sound insulation
	(iv) 45dB (L _{Aeq}) I am to 7am every day, and		(1)	19.2.1.1 P2, P3 or P4.	requirements for sensitive
	(v) 75dB (L _{Amax}), 11pm to 7am every day.		within the	17.2.1.1 12, 13 01 11.	activities and limits to the
			Business		location of those activities
			Tamahere Brasingt must not		relative to noise generating
			Precinct must not		activities.
			exceed:		Direction 34: Any noise-
			(i) 65dB (L _{Aeq}), 7am to 11		related metrics and noise
					measurement methods
			pm every		must be consistent with the
			day; and		15. Noise and vibrations
			(ii) 55dB (L _{Aeq}), 11pm Friday		metrics Standard.
			to lam		Direction 35: The Noise
					chapter must include cross
			Saturday; and		references to any relevant
			(iii) 55dB (L _{Aeq}),		noise provisions under the
			l I pm		Energy, infrastructure, and
			Saturday to		transport heading.
			Iam Sunday;		
			and		
			(iv) 45dB (L _{Aeq})		
			lam to 7am		
			every day,		
		41	and $()$ 75 dP (1)		
P3	(a) Noise measured at the notional boundary within any		(v) 75dB (L _{Amax}),		
	site in the Country Living Zone, must not exceed:		I I pm to 7am		
	(i) 50dB (L _{Aeq}), 7am to 7pm every day;		every day.		J
	(ii) 45dB (L _{Aeq}), 7pm to 10pm every day; and			S	1 I
	(iii) 40dB (L _{Aeq}) and 65dB (L _{Amax}), 10pm to 7am every		NOISE-R <mark>x</mark> Noise – C		4
	day.		(1) Activity status:	(2) Activity status:	
	Sul.]	PER	DIS	

	P Provisions as notified	NPS Location /	NPS Provisions			Reasons
FVU	r rrovisions as nouneu	Relocation required	INF 3 Frovisions			Reasons
		PART 2 – DISTRICT-				7. District-wide Matters
19.2.1	.2 Construction noise	WIDE MATTERS	NOISE-R <mark>x Noise – C</mark>	Construction		Standard
ΡI	(a) Construction noise must meet the limits in NZS	WIDE MATTERS				
	6803:1999 (Acoustics – Construction Noise); and	GENERAL DISTRICT-	(1) Activity status:	(2) Activity status:		Direction 33: If provisions
		WIDE MATTERS	PER	DIS		for managing noise are addressed, they must be
	(b) Construction noise must be measured and assessed in	WIDE MATTERS	Where:	Construction noise		located in the Noise
	accordance with the requirements of NZS6803:1999	Chapter: NOISE - Noise	(a) Construction	that does not comply		chapter. These
	'Acoustics – Construction Noise'.	Chapter: NOISE - Noise	noise must meet	with Rule 19.2.1.2 PI.		
			the limits in NZS			provisions may include:
DI	Construction noise that does not comply with Rule 19.2.1.2		6803:1999			a. noise provisions
	PI.		(Acoustics –			(including noise limits) for
			Construction			zones, receiving environments or other
			Noise); and			spatially defined area
			(b) Construction			b. requirements for
			noise must be			
			measured and			common significant noise
			assessed in			generating activities c. sound insulation
			accordance with			requirements for sensitive
			the requirements			activities and limits to the
			of NZS6803:1999			location of those activities
			'Acoustics –			relative to noise generating
			Construction			activities.
			Noise'.			activities.
						Direction 34: Any noise-
						related metrics and noise
						measurement methods
						must be consistent with the
						15. Noise and vibrations
						metrics Standard.
						Direction 35: The Noise
						chapter must include cross-
						references to any relevant
						noise provisions under the
						Energy, infrastructure, and
						transport heading.
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PWDP - Nationa	l Planning S	Standards	Working	Table
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		NPS Location /	NPS Provisions	Reasons
		Relocation required		
19.2. PI DI	 2 Servicing hours Loading or unloading of vehicles or receiving deliveries must not take place before 7.30am or after 8.30pm. Loading or unloading of deliveries that do not comply with Rule 19.2.2 Pl. 	PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	BTZ-Sx Servicing hours (1) Activity status: PER (2) Activity status: DIS Where: Loading or unloading of deliveries that do not comply with Rule vehicles or 19.2.2 PI. receiving deliveries must not take place For the state of th	4. District Plan Structure Standard Direction 10: If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.
19.2.	3 Glare and artificial light spill	PART 2 – DISTRICT-		District-wide Matters
PI DI	Illumination from glare and artificial light spill must not exceed 10 lux measured horizontally and vertically at any other site. Illumination from glare and artificial light spill that do not comply with Rule 19.2.3 PI.	WIDE MATTERS GENERAL DISTRICT- WIDE MATTERS Chapter: LIGHT - Light	LIGHT-RxGlare and artificial light spill(1)Activity status: PERDISWhere:Illumination from glare and artificial light spill must not exceed 10 lux measured horizontally and other site.(2)Activity status: DISWhere:Illumination from glare and artificial that do not comply with Rule 19.2.3 PL.	Standard <u>Direction 32</u> : If provisions for managing light are addressed, they must be located in the Light chapter. These provisions may include: a. provisions for light spill and glare (including light spill limits) for different zones, receiving environments or other spatially defined area
				b. specific requirements for common significant light generating activities.

19.2.	2.4 Earthworks	PART 2 – DISTRICT-		7. District-wide Matters
ΡI	(a) Earthworks within a site must meet all of the following	WIDE MATTERS	EW-R <mark>x</mark> Earthworks	Standard
FI	conditions:		(1) Activity status: PER (2) Activity	Direction 29: If provisions
		GENERAL DISTRICT-	Where: status:	for managing earthworks
		WIDE MATTERS	(a) Earthworks within a DIS	are addressed, they must
	a public sewer, open drain, overland flow path or		site must meet all of Earthworks that do	be located in the
	other service pipe;	Chapter: EW -	the following not comply with	Earthworks chapter. This
	(ii) Earthworks must not exceed a volume of more	Earthworks	conditions: Rule 19.2.4 Pl.	chapter may also include:
	than 5000m3 and an area of more than 1,000m2		(i) Earthworks	a. provisions for quarries
	within a <mark>site</mark> ;		must be located	and gravel extraction
	(iii) The <mark>height</mark> of the resulting cut, filled areas or fill		more than 1.5m	where managed on a district-wide basis
	batter face in stable ground, not including any		from a public	b. provisions for mining
	surcharge, does not exceed 1.5m, with a maximum		sewer, open	where they are managed on
	slope of 1:2 (1 vertical to 2 horizontal);		drain, overland	a district-wide basis.
	(iv) Areas exposed by earthworks are re-vegetated to		flow path or	Direction 30: The
	achieve 80% ground cover within 6 months of the		other service	Earthworks chapter must
	commencement of the earthworks;		pipe;	include cross-references to
	(v) Sediment resulting from the earthworks is retained		(ii) Earthworks	any relevant earthworks
	on the site through implementation and		must not exceed	provisions under the
	maintenance of erosion and sediment controls.	_1	a volume of	Energy, infrastructure, and
DI	I Earthworks that do not comply with Rule 19.2.4 PI.		more than	transport heading.
		-	5000m ³ and an	Direction 31: The
			area of more	Earthworks chapter must
			than 1,000m ²	include cross-references to
			within a site;	any provisions for mining,
			(iii) The height of	quarries and or gravel
			the resulting cut,	extraction in a Special
			filled areas or fill batter face in	purpose zone or zone
			stable ground,	chapter or section.
			not including any	
			surcharge, does	
			not exceed	
			I.5m, with a	
			maximum slope	
			of I:2 (I vertical	
			to 2 horizontal);	
			(iv) Areas exposed	
			by earthworks	
			are re-vegetated	
			to achieve 80%	
			ground cover	
			within 6 months	
			of the	
			commencement	

PWDP – National Pl	Inning Standards	Working Table
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PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
	Relocation required		
		of the earthworks;	
		(v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls.	

19.2.5 Hazardous Substances	PWDP – National Plannin PART 2 – DISTRICT-			7. District-wide Matters
	WIDE MATTERS	HAZS-R <mark>x</mark> Hazardo	us substances	Standard
		(1) Activity status:	(2) Activity status:	Direction 12: If provisions
	HAZARDS AND RISKS	PER	DIS	relating to hazardous
(i) The aggregate quantity of any hazardous substa		Where:	Any activity that does	substances are addressed,
of any hazard classification on a site is less than	the Chapter: HAZS -	(a) The use, storage	not comply with Rule	they must be located in a
quantity specified for the Business Zone Tamah	ere Hazardous substances	or disposal of any	19.2.5 PI	chapter titled Hazardous
in Table 6.1 contained within Appendix 6		hazardous		substances under the
(Hazardous Substances);		substance where:		Hazards and risks heading.
		(i) The		Direction 13: If the
		aggregate		following matters are
approved equipment for medical and diagnostic		quantity of		addressed, they must be
purposes, or specified as an exempt activity or		any		located in a Hazardous
article in the Radiation Safety Act and Regulatio	1 <mark>S</mark>	hazardous		substances chapter:
<mark>2017</mark> .		substance of		a. any provision required to
DI Any activity that does not comply with Rule 19.2.5 PI		any hazard		manage the land use
DI Any activity that does not comply with Rule 19.2.5 PI		classification		aspects of hazardous
		on a site is		substances
		less than the		b. provisions relating to
		quantity		the use, storage and
		specified for		disposal of hazardous
		the Business		substances on land that
		Tamahere		presents a specific risk to
		Precinct in		human or ecological
		Table 6.1		health, safety and
		contained		property
		within		c. provisions required to
		Appendix 6		manage land use in close
		(Hazardous		proximity to major hazard
		<mark>Substances);</mark>		facilities to manage risk
		(ii) The storage		and reverse sensitivity
		or use of		issues. <u>Direction 14:</u> Any
		radioactive		additional chapters to
		materials is in		additional chapters to address other hazards and
		approved		risks must be included
		equipment		alphabetically under the
		for medical		Hazards and risks heading.
		and		i lazal us anu risks neduling.
		diagnostic		
		purposes, or		
		specified as		
		an exempt		
		activity or		
		article in the		
		Radiation		
		Safety Act		
		and		

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
	Relocation required		
		Regulations 2017.	
 19.2.6 Signs (a) Rule 19.2.6.1 Signs – General provides permitted standards for any sign, including real estate signs, across the entire Business Zone Tamahere. (b) Rule 19.2.6.2 Signs – Effects on traffic apply specific standards for any sign that is directed at road users. 	PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	Signs (1) Rule 19.2.6.1 Signs General provides perr for any sign, including real estate signs, acre Business Zone Tamahere. (2) Rule 19.2.6.2 Signs Effects on traffic apply standards for any sign that is directed at roo	specific

19.2.	.6.1 Signs – General	PWDP – National Plannin; PART 2 – DISTRICT-			7. District-wide Matters
PI	A public information sign erected by a government			eneral	Standard
	agency.		(1) Activity status:	(2) Activity status:	Direction 36: If provisions
		GENERAL DISTRICT- WIDE MATTERS	PER	N/A	for managing signs are addressed, they must be
		WIDE MATTERS	Where:		located in the Signs chapter.
		Chapter: SIGN - Signs	(a) A public		located in the signs chapter.
			information sign erected by a		
			government		
			agency.		
P2	(a) Any sign must comply with all of the following		SIGN-R <mark>x</mark> Signs – G	ieneral	
	conditions:		(1) Activity status:	(2) Activity status:	
	(i) There are no more than two <mark>signs</mark> per leasable		PER	DIS	
	area; (ii) The <mark>sign</mark> is wholly contained on the <mark>site</mark> ;		Where:	Any sign that does not	
	(iii) Where the sign is attached to a building, it must		(a) Any sign must	comply with Rules	
	not exceed:		comply with all of the following	19.2.6.1 P2 or P3.	
	A. An area of 2m ² ; and		conditions:		
	B. More than 300mm from the building		(i) There are no		
	wall; and		more than		
	C. The <mark>height</mark> of the <mark>building</mark> ;		two signs per		
	(iv) Where the sign is attached to a verandah, it		leasable area;		
	must:		(ii) The sign is		
	A. Be no deeper than 400mm; and		wholly		
	B. Not obscure any notable architectural		contained on the site:		
	feature of a building; and		(iii) Where the		
	C. Not project beyond the roof or fascia		sign is		
	of the verandah more than 100mm in		attached to a		
	any direction; and		building, it		
	D. Allow clearance of at least 2.5m above		must not		
	any pedestrian access;		exceed: A. An area of		
	(v) Where it is a freestanding <mark>sign</mark> , it must not		$2m^2$; and		
	exceed:		B. More than		
	A. I.5m in <mark>height</mark> ; and		300mm from		
	B. An area of Im ^{2;}		the building		
	(vi) Where it is a signage wall, it must not exceed:		wall; and		
	A. I.2m in <mark>height;</mark> and		C. The height of the building;		
	B. An area of 4m ^{2;}		(iv) Where the		
	(vii) Where it is an illuminated <mark>sign<u>, it must:</u></mark>		sign is		
	A. Not be a neon <mark>sign</mark> ; and		attached to a		
	B. Not have a light source that flashes or		verandah, it		
	moves; and		must:		

Chapter 19 Business Zone Tamahere - Working Table

FVVDF – Nat	tional Planning Standards Working Table
C. Not contain moving parts or reflective	A. Be no deeper
materials; and	than 400mm;
	and
D. Be focused to ensure it does not spill	B. Not obscure
light beyond the <mark>site</mark> .	any notable
	any notable
	architectural
	feature of a
	building; and
	C. Not project
	beyond the
	roof or fascia
	of the
	verandah
	more than
	100mm in
	any direction;
	and
	D. Allow
	clearance of
	at least 2.5m
	above any
	pedestrian
	access;
	(v) Where it is a
	freestanding
	sign, it must
	not exceed:
	A. I.5m in
	height; and
	B. An area of
	l m ^{2;}
	(vi) Where it is a
	signage wall,
	it must not
	exceed:
	A. I.2m in
	height; and
	B. An area of
	$4m^{2}$
	(vii) Where it is
	an
	illuminated
	sign <mark>. it must:</mark>
	(A) Not be a
	neon sign;
	and

	PVVDP – National Planning	g standards working i	able	
		(B) Not have a		
		light source		
		that flashes		
		or moves;		
		and		
		(C) Not contain		
		moving parts		
		or reflective		
		materials;		
		and		
		(D) Be focused		
P3 (a) A real estate 'for sale' sign must comply with all of		to ensure it		
the following conditions:		does not spill		
(i) The sign relates to the sale of the site on which		light beyond		
		the site.		
it is located;				
(ii) There is no more than I sign per agency;		SIGN-R <mark>x</mark> Signs – G	eneral	
(iii) The <mark>sign</mark> is not illuminated;		(1) Activity status:	(2) Activity status:	
(iv) The sign does not contain any moving parts,		PER	DIS	
fluorescent, flashing or revolving lights or		Where:	Any sign that does not	
reflective materials;				
(v) The <mark>sign</mark> does not project into or over road		(a) A real estate 'for	comply with Rules	
reserve.		sale' sign must	19.2.6.1 P2 or P3.	
DI Any sign that does not comply with Rules 19.2.6.1 P2 or		comply with all of		
		the following		
P3 .		conditions:		
		(i) The sign		
		relates to the		
		sale of the		
		site on which		
		it is located;		
		(ii) There is no		
		more than I		
		sign per		
		agency;		
		(iii) The sign is		
		not illuminato di		
		illuminated;		
		(iv) The sign		
		does not		
		contain any		
		moving parts,		
		fluorescent,		
		flashing or		
		revolving		
		lights or		
		reflective		
		materials;		

PWDP Provisions as notified		NPS Provisions	Reasons
	Relocation required		
PWDP Provisions as notified 19.2.6.2 Signs - Effects on traffic PI (a) Any sign directed at road users must: (i) Not imitate the content, colour or appearance of any traffic control sign; (ii) Be at least 60m from controlled intersections, pedestrian crossings and another sign; (iii) Not obstruct sight lines of drivers turning into or out of a site entrance and intersections; (iv) Contain no more than 40 characters and no more than 6 symbols; (v) Have lettering that is at least 150mm high; and (vi) Be at least 130m from a site entrance, where the sign directs traffic to the entrance.	NPS Location /	(v) The sign does not project into or over road reserve. SIGN-Rx Signs – Effects on traffic (1) Activity status: PER (2) Activity status: DIS (a) Any sign directed at road users must: (i) Not imitate the content, colour or appearance of any traffic control sign; (ii) Be at least 60m from controlled intersections, pedestrian crossings and another sign; (2) Activity status: DIS	Reasons 7. District-wide Matters Standard Direction 36: If provisions for managing signs are addressed, they must be located in the Signs chapter.
DI Any sign that does not comply with Rule 19.2.6.2 PI.		 (iii) Not obstruct sight lines of drivers turning into or out of a site entrance and intersections; (iv) Contain no more than 40 characters and no more than 6 symbols; (v) Have lettering that is at least I 50mm high; and (vi) Be at least I 30m from a site entrance, where the sign directs traffic to 	

PWDP - National	Planning	Standards	Working	Table
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PWDP Provisions as notified	NPS Location /	g Standards Working Table NPS Provisions	Reasons
	Relocation required		
PI (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 Business Zone Tamahere site (iii) Be screened from view by a close boarded fence or wall to height of 1.8m from: A. A public road; B. Public reserve; and C. An adjoining site in another zone. D1 Any outdoor storage area that does not comply with Rule 19.2.7 PI.	Relocation required PART 3 - AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Chapter: Special purpose zone Section: BTZ - Business Tamahere Zone	BTZ-Sx Outdoor storage (1) Activity status: PER (2) Activity status: DIS Where: (a) Outdoor storage of goods or materials must: (b) Any outdoor storage area that does not comply with Rule (i) Not exceed a height of 2m; (ii) Be limited to one 25m ² storage area over the entire (iii) Be limited to one 25m ² storage area over the entire Business Tamahere Precinct site Tamahere Precinct site (iii) Be screened from view by a close boarded fence or wall to height of I.8m from: (iii) Be screened from view by a close boarded fence or wall to height of I.8m from: A. A public road; A public reserve; and C. An adjoining site in another zone. Image: Storage and the storage	4. District Plan Structure Standard Direction 10: If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.
19.3 Land Use – Buildings	PART 3 – AREA	Land Use – Buildings	4. District Plan
19.3.1 Height – Building	SPECIFIC MATTERS	BTZ-Sx Height – Building	Structure Standard Direction 10: If used,
PI The maximum height of any building must not exceed 10m. DI Any building that does not comply with Rule 19.3.1 PI.	Chapter : Special purpose zone Section: BTZ – Business Tamahere Zone	(1) Activity status: PER(2) Activity status: DISWhere:DIS(a) The maximum height of any building must not exceed 10m.not comply with Rule 19.3.1 P1.	Direction TU: If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.

PWDP - Nationa	l Planning	Standards	Working	Table
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PWDP Provisions as notified	NPS Location /	g Standards VVorking Table	Reasons
PWDP Provisions as notified	Relocation required	NP3 Provisions	Reasons
19.3.2 Buildings, structures, vegetation and objects within an airport obstacle limitation surface PI Any building, structure or vegetation must not protrude through any airport obstacle limitation surface as shown on the planning maps. D1 Any building, structure or vegetation that does not comply with Rule 19.3.2 PI.	PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	BTZ-Sx Buildings, structures, vegetation and objects within an airport obstacle limitation surface (1) Activity status: PER (2) Activity status: DIS Where: Any building, structure or vegetation must not protrude through the airport obstacle limitation surfaces as shown on the	4. District Plan Structure Standard Direction 10: If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.
Image: Pl 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 Business Zone Tamahere. RD1 (a) Any building that does not comply with Rule 19.3.3 Pl. (b) Council's discretion is limited to the following matters: (i) Height of building; (ii) Design and location of the building; (iii) Extent of shading on adjacent sites; (iv) Effects on privacy of other sites; (v) Effects on amenity values of other sites.	PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	planning maps.BTZ-SxDaylight admission(1) Activity status: PER(2) Activity status: RDISWhere: (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(a) Height of building;(b) Design and location of the boundary of a site within the(c) Extent of shading on adjacent sites;(d) Effects on amenity values of other sites,(e) Effects on amenity values of other sites,	4. District Plan Structure Standard Direction 10: If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.

PWDP - Nationa	l Planning	Standards	Working 7	Table
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PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
I9.3.4 Gross Floor Area PI The total gross floor area of all buildings within the Business Zone Tamahere must not exceed 3000m ² . DI The total gross floor area of all buildings that does not comply with Rule 19.3.4 PI.	PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	BTZ-Sx Gross Floor Area (1) Activity status: PER (2) Activity status: DIS Where: (a) The total gross floor area of all buildings within the Business (a) The total gross floor area of all buildings within the Business Tamahere Precinct must not exceed 3000m ² . (b) Activity status: DIS DIS	4. District Plan Structure Standard Direction 10: If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.
19.3.5 Gross Leasable Floor Area PI (a) Any individual tenancy must have a gross leasable floor area between 70m ² and 350m ² ; (b) There must be no more than four individual tenancies, each with a gross leasable floor area between 250m ² and 350m ² . D1 Any individual tenancy that does not comply with Rule 29.3.5 Pl except where Rule 29.3.5 NCI applies. NC1 Any individual tenancy that has a gross leasable floor area over 350m ² .	PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	BTZ-Sx Gross Leasable Floor Area (1) Activity status: PER (2) Activity status: DIS Where: (a) Any individual tenancy must have a gross leasable floor area between 70m ² and 350m ² ; (a) Any individual tenancies, each with a gross leasable floor area between 250m ² and 350m ² . (a) Activity status: DIS (b) There must be no more than four individual tenancies, each with a gross leasable floor area between 250m ² and 350m ² . (b) Activity status: NC	4. District Plan Structure Standard <u>Direction 10:</u> If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.

PWDP - Nationa	l Planning	Standards	Working	Table
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PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
IP.3.6 Building setbacks PI (a) The building must be set back at least: (i) 12m from the Country Living Zone boundary; (ii) 20m from any road boundary; and (iii) 2m from the boundary of the Recreation Zone. D1 Any building that does not comply with Rule 19.3.6.1.	PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	BTZ-Sx Building setbacks (1) Activity status: PER (2) Activity status: DIS Where: Any building that does not comply with Rule (a) The building must be set back at least: Any building that does not comply with Rule (i) 12m from the Rural lifestyle zone boundary; Iffestyle zone boundary; and (ii) 20m from any road boundary: and and (iii) 2m from the boundary of the From the boundary of the	4. District Plan Structure Standard Direction 10: If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.

	PART 2 – DISTRICT-	Subdivision	able	7. District-wide Matters
	WIDE MATTERS	SUB-R <mark>x</mark> Subdivision	n – Restricted	Standard
 19.4 Subdivision 19.4.1 Subdivision - Restricted Discretionary Activities RD1 (a) Subdivision of individual leasable units must: (i) Have a Code of Compliance Certificate issued for each building included in the subdivision; and (ii) Create a Communal Management Structure in accordance with Appendix 3.2.2 for the ongoing use, operation, management and maintenance of land, buildings and infrastructure in common ownership. (b) Council's discretion is restricted to the following matters: (i) The type and terms of the legal framework for managing and maintaining common facilities; (ii) Matters referred to in Appendix 3.2.3 Tamahere Business Zone - Development Plan Guidelines; (iii) Consistency with building design and individual unit layout, as shown in the previously-approved development plan; (iv) Continuation of access to common land and infrastructure: (v) Consistency with any staged development proposal as shown in the previously-approved development plan; (vi) Consistency with the Communal Management Structure (Appendix 3.2.2) that shows ownership, benefits of the common facilities, adequate funding for indefinite operation; (vii) Terms of the legal framework for each owner of a unit within the Communal Management Structure (Appendix 3.2.2). D1 Subdivision that does not comply with Rule 19.4.1 RD1. 		Subdivision SUB-R <mark>x</mark> Subdivision		

PWDP – National Pla	nning Standards Working Table
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PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
	Relocation required		Acasons
		(b) Matters referred	
		to in Appendix_	
		3.2.3 Tamahere	
		S.Z.S Tamanere Business Zono	
		Business Zone -	
		Development Plan	
		Guidelines;	
		(c) Consistency with	
		building design and	
		individual unit	
		layout, as shown	
		in the previously-	
		approved	
		development plan;	
		(d) Continuation of	
		access to common	
		land and	
		infrastructure;	
		(e) Consistency with	
		any staged	
		development	
		proposal as shown	
		in the previously-	
		approved	
		development plan;	
		(f) Consistency with	
		the <mark>Communal</mark>	
		Management	
		Structure	
		(Appendix 3.2.2)	
		that shows	
		ownership,	
		benefits of the	
		common facilities,	
		adequate funding	
		for indefinite	
		operation;	
		(g) Terms of the legal	
		framework for	
		each owner of a	
		unit within the	
		Communal	
		Management	
		Structure	
		(Appendix 3.2.2).	