Section 18A

18A Purpose of the Industrial Zones

The purpose of the Industrial Zones is to provide consolidated areas that are strategically located near higher order roads, rail lines and shipping routes to facilitate manufacturing, processing, storage, packaging, wholesale distribution, bulky goods display, marine-related activities, and complementary activities. These zones provide areas where the effects of industrial activities do not impact on the enjoyment of other activities, and so they are not compromised by an expectation of protection from the effects of non-industrial activities. Industrial zones also provide an environment for industrial activities to operate efficiently by provision of supporting infrastructure.

18A.1 Purpose of the Industry Zone

The purpose of the Industry Zone is to group together industrial, service and complementary activities that are:

a) Strategically located in the transport network;
b) May otherwise impact on sensitive uses such as residential development;
c) Require the ability to operate unencumbered by the expectations of amenity inherent in other zones.

18A.2 Purpose of the Port Industry Zone

The purpose of the Port Industry Zone is to provide for activities that for operational purposes need to be near the harbour, and to provide for the operation of the Port of Tauranga unencumbered by the expectations of amenity outside the Industrial Zones. This zone is specifically dedicated to these activities given the limited amount of land available near the essential infrastructure of the Port.

18A.3 Purpose of the Tauriko Industry Zone

The purpose of the Tauriko Industry Zone is to provide for industrial activities, while addressing landscape, servicing and design issues specific to this zone, to:

a) Achieve good urban design outcomes;
b) Mitigate potential adverse visual effects on what was originally a relatively intact rural outlook;
c) Achieve the effective and efficient provision of services.

Within the Tauriko Industry Zone a specific emphasis is placed on people being able to meet their daily needs within the local community. This is supported by placing an emphasis on achieving integration with the Pyes Pa West residential area, and providing for small-scale convenience retail sufficient to meet the needs of employees within the zone.
18A.4 Purpose of Papamoa East Employment Zone

The purpose of the Papamoa East Employment Zone, located in the Wairakei Urban Growth Area is to provide for a range of general industries, warehousing, distribution and trade services and like activities that provide employment opportunities to the growing population of Papamoa East.

The Zone has been developed as part of the comprehensive urban growth area planning for Wairakei in accordance with the SmartGrowth Strategy, as well as giving effect to the Regional Policy Statement business land policies.

The zone location, predominately to the south of Te Okuroa Drive will assist in environmental mitigation related to noise from the Tauranga Eastern Link, and is conveniently accessible to the rest of Papamoa and to this State Highway long term.

**Proposed Amendment**

The zone location is around the proposed Papamoa East Interchange to assist predominately to the south of Te Okuroa Drive will assist in environmental mitigation related to noise from the Tauranga Eastern Link, and is conveniently accessible to the rest of Papamoa and to the Tauranga Eastern Link this State Highway long term.

**Plan Change 25 – No Legal Effect**

General retail activities and other commercial activities are expected to establish in the Wairakei Town Centre Zones and local neighbourhood centres, not the Papamoa Employment Zone so as not to diminish the economic activity and efficiency of those new commercial areas.
18A.5 Objectives and Policies of the Industrial Zones

18A.5.1 Objective - Location of Industrial Land Use
Industrial land use and development is clustered in specific locations throughout the City to provide convenient and efficient access to the transport network, avoid conflict with sensitive land use, and provide for both efficiency and a choice of means of access for employees.

18A.5.1.1 Policy – New Industrial Zones or Industrial Activities Outside of Industrial Zones
Ensuring that Plan changes for new industrial areas or the establishment of industrial activities outside Industrial Zones do not compromise:

- a) The amenity of surrounding areas and the local environment;
- b) The mitigation of the effects of industrial activities outside Industrial Zones through efficient location;
- c) Achieving co-ordinated development through reference to Urban Growth Plans where these apply;
- d) The purpose and amenity of the zone within which the activity or new area is proposed;
- e) Provision of convenient and efficient access for employees and customers of activities in Industrial Zones;
- f) Efficient servicing of Industrial Zones as outlined in 12G – Purpose of Service and Infrastructure Provisions of the Plan;
- g) The ability to ensure that sensitive environments downstream of industrial areas are protected from the adverse effects of industrial activities and associated infrastructure requirements.

18A.5.1.2 Policy – Efficiency of the Transport Network
By ensuring that impacts on the transport network and sensitive zones are minimised by providing for industrial land use within Industrial Zones that:

- a) Are located near to main roads, rail and sea transport routes;
- b) Provide efficient access to and for employees;
- c) Provide efficient integration with the transport network consistent with the objectives and policies described in Chapter 4 – General Rules Provisions of the Plan.

18A.5.2 Objective - Provision for Industrial Land Use
A range of consolidated industrial environments where industrial and complementary activities are encouraged and operate in an environment with an amenity and character that results from the effects of these activities.

18A.5.2.1 Policy – Provision for Industrial Land Use
By providing Industrial Zones for a variety of industrial and complementary uses, thereby facilitating the co-ordination of industrial land use and development, and through these locations avoid these uses impacting on the amenity of non-industrial urban and rural areas.

18A.5.3 Objective – Activities within the Industrial Zones
Non-industrial land use and development does not compromise the purpose of the Industrial Zones, or impact on the role and function of commercial centres through being unrelated to industrial activities or expectations of amenity provided by non-industrial zones.

18A.5.3.1 Policy - Finite Industrial Land Resource
By ensuring that industrial land is retained for industrial and complementary activities appropriate to the level of effects permitted in the zone and that the higher amenity expectations of non-industrial activities do not compromise the use of the industrial zones for industrial and complimentary activities.
18A.5.3.2 Policy – Impacts on Commercial Centres

By ensuring Industrial Zones are retained primarily for industrial and complementary activities and do not diminish the efficiency and function of commercial centres by limiting the extent of retail and office development permitted in Industrial Zones to ensure that both individually and cumulatively such development is of a size and scale that will not:

a) Affect the safety and efficiency of the transport network with particular regard to the objectives for the transportation network described in Chapter 4 – General Rules Provisions of the Plan;

b) Introduce the potential for the activity to impact on commercial centres and their ability to efficiently provide for the needs of the community as described in Chapter 17 – Commercial Zones (17A.5 – Objectives and Policies of the Commercial Zones) of the Plan;

c) Diminish the finite industrial land resource for non-industrial purposes while recognizing existing investment and the need to provide for the ongoing operation of existing or established non-industrial uses in the industrial zones;

d) Impact on the viable and legitimate operation of industrial activities within the zone.

18A.5.3.3 Policy - Compatible Activities and Reverse Sensitivity

By ensuring that non-industrial activities within the Industrial Zone do not impact on the operation of industrial activities by:

a) Limiting the scale and extent of these activities to ensure they are genuinely ancillary or complementary to industrial activity;

b) Preventing residential activities and visitor accommodation, and ensuring that where these are established, they are designed and constructed to protect the amenity of residents through meeting the noise mitigation criteria outlined in Rule 4E.2.3 – Commercial and Industrial Zones (excluding Tauriko Commercial Zone, Tauriko Industry Zone and the Port Industry Zone), as well as providing a reasonable amenity to future residents, and ensuring that protection is provided in perpetuity for industrial activities against risk to, and reverse sensitivity impacts of such activities;

c) Ensuring that non-industrial activities do not impact on the present or future legitimate operation of industrial or adjacent activities through higher expectations of amenity.

18A.5.3.4 Policy – Managing Risk and Public Safety

Through managing risk and public safety, and in particular minimising those potential conflicts arising, individually or cumulatively, as a result of sensitive land use activities near hazardous facilities.

18A.5.3.5 Policy – Service Commercial Uses in Industrial Zones

By ensuring Industrial Zones provide for commercial activities that:

a) Have a limited risk of impacting on the efficiency and function of commercial centres;

b) Require larger floorspace for the wholesale supply of goods.

18A.5.3.6 Policy – Offensive Trades

By ensuring that offensive trades do not cause unreasonable effects on the amenity of industrial areas or the wider environment.
18A.6 Objectives and Policies for the Industry Zone

18A.6.1 Objective – Bulk and Scale of Buildings in Industry Zone

Buildings are of a bulk and scale sufficient to provide for the needs of industry while not compromising landscape character or the amenity of adjacent zones.

18A.6.1.1 Policy – Bulk and Scale of Buildings in Industry Zone

By limiting industrial development within the Industry Zone to a building envelope sufficient to provide for that development, while:

a) Ensuring the maintenance of the landscape character of the locality;

b) Ensuring the amenity of surrounding zones is not compromised;

c) Ensuring the effects of development is mitigated by the inclusion of large specimen plantings and appropriate building form, where the provided building envelope is exceeded.

18A.6.2 Objective – Site Layout and Building Design in the Industry Zone

Development within the Industry Zone is unrestricted in the layout and design of buildings, unless adjacent to or opposite a sensitive zone, or area of natural character where development has regard to the amenity of that zone or area.

18A.6.2.1 Policy - Site Layout and Building Design in the Industry Zone

By providing an unrestricted layout and design of buildings in the Industry Zone, unless development is adjacent to or opposite a sensitive zone or area of natural character where:

a) By requiring development opposite a sensitive zone to provide building setbacks and frontage landscape planting to soften the appearance of that development;

b) Ensuring activities have regard to the amenity of adjacent zones by providing a physical separation of activities and building form to minimise disturbance, visual intrusion and overshadowing of the sensitive zones;

c) Ensuring development is appropriately set back from areas of natural character, or land within the Conservation Zone sufficient to preserve the amenity, character and intrinsic natural values of those areas.

18A.7 Objectives and Policies for the Port Industry Zone

18A.7.1 Objective – Bulk and Scale of Buildings in the Port Industry Zone

The infrastructural and operational needs of the Port of Tauranga are provided for as a matter of priority while limiting the effects of those activities on landscape character and the environment.

18A.7.1.1 Policy – Bulk and Scale of Buildings in the Port Industry Zone

By providing for the operational needs of the Port within defined limits that minimise the impacts of activities and structures within the Port Industry Zone on landscape character.

18A.7.2 Objective - Activities in the Port Industry Zone

The limited area available for activities that rely on proximity to the harbour and infrastructure of the Port is retained for activities that rely on that infrastructure or support those activities.

18A.7.2.1 Policy – Activities in the Port Industry Zone

a) By providing for business activities that rely on proximity to the limited resource of the harbour margin and Port infrastructure, together with complementary activities, while ensuring that activities that do not require such location are directed to other areas of the City;
Through managing risk and public safety associated with Port activities, and in particular minimising those potential conflicts arising, individually or cumulatively, as a result of sensitive land use activities near hazardous facilities.

18A.8 Objectives and Policies for the Tauriko Industry Zone

18A.8.1 Objective – Activities in the Tauriko Industry Zone

A range of industrial activities consistent with the Tauriko Industry Zone but including the provision for local convenience retail and childcare facilities in defined locations.

18A.8.1.1 Policy – Activities in the Tauriko Industry Zone

By providing for activities as anticipated within the Tauriko Industry Zone, with the addition of defined nodes of small-scale convenience retail and childcare facilities.

18A.8.2 Objective – Urban Form in the Tauriko Industry Zone

An industrial estate that promotes strong land use and access relationships in the south west corridor of the City, and provides for protection and enhancement of the natural and cultural environment.

18A.8.2.1 Policy – Urban Form

By ensuring subdivision, land use and development occurs in an integrated manner that:

a) Provides functional access links to adjacent development, in particular Pyes Pa West;

b) Provides safe and convenient internal routes for cyclists and pedestrians and enables future links to surrounding areas;

c) Supports the efficient and effective provision of public transport to, from and within the area;

d) Enables people working and carrying out business in the area to meet their day-to-day needs through provision for small-scale convenience retail and childcare facilities within defined local centres in the industrial estate.

18A.8.2.2 Policy – Urban Form and Enhanced Visual Quality

By ensuring that development of a main thoroughfare through the Tauriko Business Estate, and adjacent development, promotes distinctiveness and a sense of place and provides a street scene that is attractive to passers-by through:

a) specimen tree planting on roads and on property frontages;

18A.8.2.3 Policy – Urban Form and Protection and Enhancement of Natural and Cultural Heritage Values

By ensuring the natural and cultural heritage of the area is recognised and provided for in development through:

a) Maintenance, enhancement and restoration of ecological features, maintaining biodiversity by avoiding habitat fragmentation and creating vegetated links, particularly in association with Stormwater Management Areas;

b) Inclusion of species, such as rimu, in planted areas that reflect the ecology of the area;

c) Incorporating landmark features, such as traditional or contemporary art works, into the street network that reflect the history of the area;

d) Protecting landscape character that contributes to the identity of the area;

e) Naming of streets that reflect cultural associations of tangata whenua;

f) Protecting heritage values, including monitoring the effects of development on heritage features such as archaeological sites;

g) Maintaining the function of the floodplain along the Kopurererua Stream and associated overland flowpaths and ponding areas to manage the discharge of stormwater from the catchments;

h) Restoring escarpment landforms which have been modified by earthworks.
18A.8.3 Objective - Landscape and Visual Amenity Protection

Mitigate the potential adverse visual effects of industrial land development at Tauriko on the outlook from surrounding areas.

18A.8.3.1 Policy – Landscape and Visual Amenity Protection through Large-Scale Mitigation

By ensuring the visual effects of industrial land development at Tauriko as viewed from the surrounding areas, is mitigated through large-scale landscape planting of roads and open space and adjacent industrial sites. Changes to landform and vegetation should be managed so that the visual screening and backdrop of the escarpments is retained, while enabling a defined amount of earthworks to proceed to enable development of the Tauriko Business Estate.

18A.8.3.2 Policy – Landscape and Visual Amenity Protection through On-Site Controls

By ensuring the visual effects of industrial land development at Tauriko is mitigated through controls that limit the scale of buildings and impose building setbacks in prominent locations, limit the extent and location of signs, and limit the use of high-impact and highly reflective colours on buildings visible from residential and rural areas.

18A.9 Objective and Policy for Papamoa East Employment Zone

18A.9.1 Objective - Activity and Development in Papamoa East Employment Zone

A range of industrial employment activities that are developed in a sustainable and comprehensive manner, supporting the urban growth of Papamoa East and with good accessibility to the transport network.

18A.9.1.1 Policy Activity and Development in Papamoa East Employment Zone

By ensuring development, land use and subdivision occurs in a comprehensive and integrated manner, and has regard to:

a) Traffic management measures to ensure the safe and efficient use of the transport network and efficient and effective public transport through the area, particularly Te Okuroa Drive;

b) Provision of building setbacks and landscaped frontage to achieve a landscaped environment along Te Okuroa Drive and when viewed from the Wairakei residential area across Te Okuroa Drive;

c) Amenity mitigation measures to ensure that industrial employment activity does not create unreasonable effects for nearby residents;

d) Boundary setbacks and overshadowing at zone and Urban Growth Area boundaries;

e) Land use and transportation integration with the future Te Tumu Urban Growth Area (where the land lies east of a line drawn north-south along Wairakei Main Street (refer Plan Maps – Part B).
18A.10 Objective and Policies for Scheduled Sites

18A.10.1 Objective – Mangatawa Industrial Estate Scheduled Site
The integrated development of the Mangatawa Industrial Estate in a sustainable and comprehensive manner.

18A.10.1.1 Policy – Development of the Mangatawa Industrial Estate Scheduled Site
By ensuring development is implemented generally in accordance with the relevant Urban Growth Plan in Section 6 of the Plan Maps (Part B) for the Mangatawa Industrial Estate, including:

a) The implementation of pedestrian links and infrastructure to integrate the site with surrounding development;

b) The provision for small-scale convenience retail and childcare facilities within defined local centres in the industrial estate.

18A.10.2 Objective – Tauriko Bulky Goods Scheduled Site
The effects of the development on the surrounding environment in the Tauriko Bulky Goods Scheduled Site are avoided or mitigated.

18A.10.2.1 Policy – Tauriko Bulky Goods Scheduled Site
By ensuring that land zoned for industrial activities and scheduled as the Tauriko Bulky Goods Scheduled Site is developed in a comprehensive manner, in accordance with the specific environmental mitigation measures identified for those sites, including having regard to:

a) Mitigation of effects on the transport network though limiting access to Taurikura Drive to defined locations;

b) Ensuring the capacity of activities is restricted to those acceptable in the underlying zone, or Bulky Goods Retailing;

c) Ensuring a minimum floor area that provides only for larger format retail stores.

18A.10.3 Objective – Te Maunga TrustPower Scheduled Site
The effects of the development on the surrounding environment in the Te Maunga TrustPower Scheduled Site are avoided or mitigated.

18A.10.3.1 Policy – Te Maunga TrustPower Scheduled Site
By ensuring that land zoned for industrial activities and scheduled as the Te Maunga TrustPower Scheduled Site is developed in a comprehensive manner, in accordance with the specific environmental mitigation measures identified for those sites, including having regard to:

a) The legitimate operation of surrounding industrial activities;

b) Provision of a restricted scope for office activities associated only with the ongoing operations of TrustPower.

18A.10.4 Cross Road Nautilus Scheduled Site
The effects of the development of the Cross Road Nautilus Scheduled Site on the surrounding environment are avoided or mitigated.
18A.10.4.1 Policy – Cross Road Nautilus Scheduled Site

By ensuring that land zoned for industrial activities and scheduled as the Cross Road Nautilus Scheduled Site is developed in a comprehensive manner, in accordance with the specific environmental mitigation measures identified for the site, including having regard to:

a) The legitimate operation of adjacent industrial and infrastructural activities, including the avoidance of reverse sensitivity effects on the operations of the Port of Tauranga;

b) Ensuring site layout buffers potentially sensitive land uses from adjacent industrial and infrastructural activities;

c) The need to mitigate effects on the transport network;

d) Ensuring landscape planting mitigates the visual effects on the surrounding environment, adjoining reserve areas and harbour margins;

e) Provision for a scale and range of office activities that does not have adverse distributional effects on other commercial areas;

f) Ensuring all activities avoid adverse effects on the capacity and provision of public access to and within adjoining reserves areas and parking within public areas;

g) Provision for limited commercial and non-commercial activities, including convenience retail activities that cater to the needs of business and recreational activities in the local area and do not have adverse distributional effects on other commercial areas;

h) The incorporation of large specimen planting into hardstand areas.
18A.11 Activity Status Rules

18A.11.1 Activities in Industrial Zones

All activities in the Industrial Zones shall have the status identified in Table 18A.1: Industrial Zones Activity Status Symbols used in Table 18A.1: Industrial Zones Activity Status have the meaning described in Table 1A.2: Activity Status.

Table 18A.1: Industrial Zones Activity Status

<table>
<thead>
<tr>
<th>Use/Activity</th>
<th>Relevant Rule</th>
<th>Industry Zone</th>
<th>Port Industry Zone</th>
<th>Tauriko Industry Zone</th>
<th>Papamoa East Employment Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory buildings and activities</td>
<td>18A.12</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>RD (P) (Refer Rule 18A.15)</td>
</tr>
<tr>
<td>Ancillary retail and offices</td>
<td>18A.12</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>RD (P) (Refer Rule 18A.15)</td>
</tr>
<tr>
<td>Building improvement centres</td>
<td>-</td>
<td>P (Refer Rule 18A.12)</td>
<td>NC (Refer Rule 18A.17)</td>
<td>NC (Refer Rule 18A.17)</td>
<td>RD (P) (Refer Rule 18A.15)</td>
</tr>
<tr>
<td>Demolition of a building or structure</td>
<td>18A.12.17</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>RD (P) (Refer Rule 18A.15)</td>
</tr>
<tr>
<td>Fire stations</td>
<td>18A.12</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>RD (P) (Refer Rule 18A.15)</td>
</tr>
<tr>
<td>General retail</td>
<td>-</td>
<td>NC (Refer Rule 18A.17)</td>
<td>NC (Refer Rule 18A.17)</td>
<td>P (Refer Rule 18A.14)</td>
<td>NC (Refer Rule 18A.17)</td>
</tr>
<tr>
<td>General offices</td>
<td>-</td>
<td>NC (Refer Rule 18A.17)</td>
<td>NC (Refer Rule 18A.17)</td>
<td>NC (Refer Rule 18A.17)</td>
<td>RD (P) (Refer Rule 18A.15)</td>
</tr>
<tr>
<td>Industrial activities</td>
<td>18A.12</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>RD (P) (Refer Rule 18A.15)</td>
</tr>
<tr>
<td>Minor public recreational facilities and activities</td>
<td>18A.12</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>RD (P) (Refer Rule 18A.15)</td>
</tr>
<tr>
<td>Offensive trades</td>
<td>-</td>
<td>D (Refer Rule 18A.16)</td>
<td>D (Refer Rule 18A.16)</td>
<td>D (Refer Rule 18A.16)</td>
<td>RD (P) (Refer Rule 18A.17)</td>
</tr>
<tr>
<td>Office Activities in the Cross Road Nautilus Scheduled Site</td>
<td>18A.13</td>
<td>P</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Port activities</td>
<td>18A.12</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>RD (P) (Refer Rule 18A.15)</td>
</tr>
<tr>
<td>Residential activities</td>
<td>18A.17</td>
<td>NC</td>
<td>NC</td>
<td>NC</td>
<td>NC</td>
</tr>
<tr>
<td>Retail Activities in the Cross Road Nautilus Scheduled Site</td>
<td>18A.13</td>
<td>P</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Schedule Site Permitted Activities</td>
<td>18A.13</td>
<td>P</td>
<td>n/a</td>
<td>P</td>
<td>n/a</td>
</tr>
<tr>
<td>Service stations</td>
<td>-</td>
<td>P (Refer Rule 18A.12)</td>
<td>D (Refer Rule 18A.16)</td>
<td>P (Refer Rule 18A.12)</td>
<td>RD (P) (Refer Rule 18A.15)</td>
</tr>
<tr>
<td>Use/Activity</td>
<td>Relevant Rule</td>
<td>Industry Zone</td>
<td>Port Industry Zone</td>
<td>Tauriko Industry Zone</td>
<td>Papamoa East Employment Zone</td>
</tr>
<tr>
<td>--------------------------------------------------</td>
<td>---------------</td>
<td>---------------</td>
<td>--------------------</td>
<td>-----------------------</td>
<td>------------------------------</td>
</tr>
<tr>
<td>Take-away food premises</td>
<td>18A.12</td>
<td>P</td>
<td>D (Refer Rule 18A.16)</td>
<td>P</td>
<td>RD (P) (Refer Rule 18A.15)</td>
</tr>
<tr>
<td>Tauriko Business Estate Special Permitted Activities</td>
<td>18A.12</td>
<td>n/a</td>
<td>n/a</td>
<td>P</td>
<td>n/a</td>
</tr>
<tr>
<td>Trade suppliers and yard-based suppliers</td>
<td>-</td>
<td>P (Refer Rule 18A.12)</td>
<td>NC (Refer Rule 18A.17)</td>
<td>P (Refer Rule 18A.12)</td>
<td>RD (P) (Refer Rule 18A.15)</td>
</tr>
<tr>
<td>Visitor Accommodation</td>
<td>18A.17</td>
<td>NC</td>
<td>NC</td>
<td>NC</td>
<td>NC</td>
</tr>
<tr>
<td>Waste management facilities</td>
<td>18A.16</td>
<td>D</td>
<td>D</td>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

Note: (P) in this table for the Papamoa East Employment Zone means an activity is a permitted activity provided that the proposed development has been designed or constructed in accordance with a comprehensive development consent granted under Rule 18A.15 e) – Restricted Discretionary Activity Rules and provided under Rules 18A.14.5.1 – Papamoa East Employment Zone – Permitted Activities and 18A.15.7.1 - Comprehensive Development Consent.

Note: Residential activities, schools and tertiary education premises and health centres within the Airport Noise Control Boundaries shall be subject to Rule 4E.3 a) – Restricted Discretionary Activity Rules.

Note: Residential activities, visitor accommodation, homestay, schools and tertiary education facilities and health centres shall be subject to Rule 4E.2.7 – Port Industry Zone and Noise Control Boundary Requirements.
18A.12 Permitted Activity Rules

Note: Where an activity does not comply with a Permitted Activity Rule, it shall be considered a Restricted Discretionary Activity unless stated otherwise.

18A.12.1 Building Height

18A.12.1.1 Industrial Zones

The maximum height of any building or structure, with the exception of the Permitted Intrusions in Rule 4H.2 – Permitted Activity Rules, shall be 16 metres.

18A.12.1.2 Tauriko Industry Zone

a) The maximum height of any building or structure, with the exception of the permitted intrusions in Rule 4H.2 – Permitted Activity Rules, shall be 16 metres in the Tauriko Industry Zone;

b) Notwithstanding the maximum height permitted by Rule 18A.12.1.2 a) – Tauriko Industry Zone, all buildings on a site shown in Diagram 10, Section 5, (Plan Maps, Part B) (Tauriko Business Estate Outline Development Plan) as Special Height Control Area (Recession Plane) shall be contained within a building envelope measured 8 metres above ground level at the boundary of the Tauriko Industry Zone, the Tauriko Commercial Zone and the Greenbelt Zone, and at an angle of 20 degrees above horizontal into the site to the maximum height applicable for the zone (See Diagram - Appendix 18D: Tauriko Business Estate Mitigation, Landscape Features and Buffer Zones);

c) All buildings or structures within the area identified as subject to the '12 metre Height Limit' in Diagram 10, Section 5, (Plan Maps, Part B) (Tauriko Business Estate Outline Development Plan) as Tauriko Business Estate Area shall not exceed a height of 12 metres above ground level.

18A.12.1.3 Port Industry Zone

a) The maximum height of any building or structure, with the exception of the Permitted Intrusions in Rule 4H.2 – Permitted Activity Rules shall be in accordance with Appendix 18A: Port Industry Zone Height Areas – Tauranga Wharves and Appendix 18B: Port Industry Business Zone Height Areas – Mt Maunganui Wharves, as follows:

<table>
<thead>
<tr>
<th>Height Area</th>
<th>Maximum Building Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>25m</td>
</tr>
<tr>
<td>2</td>
<td>16m</td>
</tr>
<tr>
<td>3</td>
<td>12m</td>
</tr>
<tr>
<td>4</td>
<td>20m</td>
</tr>
<tr>
<td>1, 2 &amp; 4 – Tauranga and Mt Maunganui Wharves</td>
<td>Floodlight towers – 35m Cranes on the Sulphur Point and Mt Maunganui Wharves – 100m subject to Rule 18A.12.1.3 b) - Port Industry Zone</td>
</tr>
</tbody>
</table>

b) The erection, reconstruction, placement, alteration or extension of any wharf crane located in the area of the existing wharf development at Sulphur Point, the Sulphur Point Extension North (being a proposed extension of 170 metres of the existing Sulphur Point Wharf to the North), portion of the Sulphur Point Extension South (being 286 metres south of the existing Sulphur Point Wharf), and the Mt Maunganui Wharves north of the southern end of Berth 11, as identified in Appendix 18A: Port Industry Zone Height Areas – Tauranga Wharves and Appendix 18B: Port Industry Zone Height Areas – Mt Maunganui Wharves respectively is a permitted activity subject to the following conditions:

i) The crane or any alteration or extension to it at no time exceeds 100 metres above Moturiki Datum;

ii) All other relevant activity standards (excluding height) in Rule 18A.12 – Permitted Activity Rules are met (for the purposes of this rule the existing wharf development being as at the date the proposed plan was notified, being 17 October 2009);
iii) All requirements of the Civil Aviation Authority, including approval under Rule 77 of the Civil Aviation Rules, and requirements of the Tauranga Airport are met;
iv) For any port cranes on the Sulphur Point Wharves in the area identified in Appendix 18A: Port Industry Height Areas – Tauranga Wharves as being between 122 and 286 metres south of the existing Sulphur Point Wharves, it can be demonstrated that the navigational equipment at the Tauranga Airport has been upgraded sufficient to meet the requirements of the Civil Aviation Authority and the Tauranga Airport.

18A.12.1.4 Viewshaft Protection

No building or structure within any identified Viewshaft Protection Area, with the exception of the Permitted Intrusions in Rule 4H.2.3 – Permitted Height and Viewshaft Protection Area Intrusions or Port Cranes permitted under Rule 18A.12.1.3 – Port Industry Zone, shall exceed the maximum height identified within the Plan Maps (Part B).

Note: Any activity that does not comply with Rule 18A.12.1 – Building Height shall be considered a Discretionary Activity, with the exception that any wharf crane exceeding the permitted building height will result in the activity being considered a Restricted Discretionary Activity in accordance with Rule 18A.15.4.1 – Variation to Permitted Crane Development on Sulphur Point Wharves.

18A.12.2 Streetscape

18A.12.2.1 Industrial Zones Streetscape
a) All buildings and activities on a site in the Industry Zone, Papamoa East Employment or the Port Industry Zone shall be set back at least 5 metres from the road boundary of that site where:
   i) The site is directly across a legal road from a sensitive zone;
   ii) On all such sites frontage landscaping comprising a mix of trees, shrubs and groundcovers shall be provided contiguous to, and to a width of, at least 2 metres measured from the road frontage boundary, exclusive of vehicle accessways. Such landscaping shall be generally in accordance with the site design, layout and planting guidelines shown on Appendix 18C: Industrial Streetscape Rule Plan and Typical Cross-Section. For the purposes of this rule, vehicle accessways cannot occupy more than 50% of the width of the road boundary of the site, except to the extent required to meet the minimum access width under Rule 4B.2 - Permitted Activity Rules;
   iii) Notwithstanding Rule 18A.12.2.1 a) – Industrial Zones Streetscape, any permitted service station shall be set back at least 1 metre from the road boundary of the site and provide frontage landscape planting contiguous to, and to a width of, at least 1 metre from the road boundary of the site, exclusive of permitted vehicle accessways;
   iv) All buildings on a site adjoining a Road Widening designation shall have the setback measured from that designation boundary.

18A.12.2.2 Tauriko Industry Zone Streetscape
a) For all buildings and activities on sites within the Tauriko Industry Zone having a direct frontage to Taurikura Drive specimen trees shall be provided and maintained by, or on behalf of, the landowner(s) on sites adjoining the Taurikura Drive boundary at the rate of one tree for every 10 lineal metres of road frontage or fraction thereof. The trees shall be located within the site and within 10 metres of the front boundary of the site with Taurikura Drive. The trees shall be planted before occupation of a building or start of an activity on site in accordance with the rate of planting specified in this rule;

b) For all other sites in the Tauriko Industry Zone, specimen tree planting shall be provided and maintained by, or on behalf of, the landowner at the rate of one tree for every 15 lineal metres of road frontage or fraction thereof. The trees shall be located within the site and within 10 metres of the front boundary of the site. The trees shall be planted before occupation of a building or start of an activity.

c) For the purposes of this rule, Specimen Tree shall mean a tree species set out in Appendix 18E: Tauriko Business Estate Mitigation and Landscape Features: Species List.
18A.12.3 Industrial and Sensitive Zone Boundaries

a) Buildings, structures and activities (other than vehicle parking and manoeuvring but not vehicle loading) on a site in an industrial zone adjoining a site in a non-industrial zone (with the exception of the Rail and Road Zone), or a site identified as a proposed Esplanade Reserve, shall be set back at least 5 metres from the zone boundary or identified proposed Esplanade Reserve boundary. This rule shall exclude basement areas entirely below ground level;

b) Where a site adjoins a Residential Zone the common boundary (that being the zone boundary) shall be fenced with a minimum 1.8 metre-high screen wall or closed boarded wooden fence of permanent materials;

c) Where a site adjoins an Open Space Zone or is identified as proposed Esplanade Reserve, the common boundary (that being the zone boundary) shall be fenced with a minimum 1.8-metre-high screen wall or closed boarded wooden fence of permanent materials. Alternatively, the boundary shall be demarcated by a visually permeable fence to a minimum 1.8 metres in height in conjunction with an area of landscape planting 2 metres in width contiguous with the boundary and comprising a mix of trees, shrubs and groundcovers;

d) All buildings on a site adjoining a sensitive zone shall comply with Rule 14B.3.6 – Overshadowing – Suburban Residential, Large Lot Residential.

18A.12.4 Outdoor Storage

Outdoor storage of materials, products, containers and the like shall not exceed the maximum height permitted in the zone.

18A.12.5 Ancillary Retail and Offices

a) Ancillary retail and offices within the Industry and Tauriko Industry Zones shall be limited to 25% of the gross lease-able floor area of that building or activity;

b) Ancillary retail within the Industry Zone shall be limited to a maximum of 250m²;

c) Ancillary retail within the Tauriko Industry Zones shall be limited to a maximum of 100m².

Note: Any activity that does not comply with Rule 18A.12.5 - Ancillary Retail and Offices shall be considered a Non-Complying Activity, with the exception of ancillary offices failing to comply with Rule 18A.12.5 a) - Ancillary Retail and Offices which shall be considered a Restricted Discretionary Activity.

18A.12.6 Take-Away Food Premises

Take-away food premises shall be limited to 150m² of gross floor area.

Note: Any activity that does not comply with Rule 18A.12.6 – Take-Away Food Premises shall be considered a Discretionary Activity.

18A.12.7 Rules in Other Sections of the Plan

Activities within the Industrial Zones shall also comply with the following sections of the Plan:

a) The provisions of Chapter 4 – General Rules;

b) The provisions of Chapter 7 - Heritage;

c) The provision of Chapter 8 - Natural Hazards;

d) The provisions of Chapter 9 - Hazardous Substances and Contaminated Land;

e) The provisions of Chapter 11 – Financial Contributions;

f) The provisions of Chapter 12 - Subdivision, Services and Infrastructure, Section 12G – Purpose of Services and Infrastructure Provisions;

g) The provisions of any Plan Area.
18A.13 Permitted Activity Rules – Scheduled Sites

Note: Where an activity does not comply with a Permitted Activity Rule for the underlying Zone, it shall be assessed in accordance with the relevant provisions of that Zone.

Note: Where an activity does not comply with a Permitted Activity Rule, as listed below, it shall be considered a Discretionary Activity, unless stated otherwise.

All activities identified in a Scheduled Site shall comply with Rule 18A.13 - Permitted Activity Rules – Scheduled Sites, where relevant, and Rule 18A.12 - Permitted Activity Rules. In the event of any inconsistency between Rule 18A.13 – Permitted Activity Rules – Scheduled Sites and Rule 18A.12 – Permitted Activity Rules, the rules outlined in Rule 18A.13 – Permitted Activity Rules – Scheduled Sites shall prevail. The following provisions are relevant to development within each Scheduled Site.

18A.13.1 Mangatawa Industrial Estate Scheduled Site – Permitted Activities

a) Development within the Mangatawa Industrial Estate Scheduled Site identified in UG4, Section 6, Urban Growth Plans, (Plan Maps, Part B) shall be generally in accordance with the provisions of that Urban Growth Plan;

b) For areas within 100 metres of the centre of the area identified as a Convenience Centre in Urban Growth Plan 4, Permitted Activities shall also include:
   i) General retail not exceeding 500m² in total gross floor area provided any one tenancy shall be limited to a maximum of 100m²; and all ancillary or accessory activities, including parking, shall be located within the centre;
   ii) Childcare facilities.

Note: Any activity that does not comply with Rule 18A.13.1 - Mangatawa Industrial Estate Scheduled Site – Permitted Activities shall be considered a Discretionary Activity.

18A.13.2 Te Maunga TrustPower Scheduled Site – Permitted Activities

Offices within the Te Maunga TrustPower Scheduled Site (PT 2Sec9A ML 10594 Truman Lane) shall be a permitted activity where associated with the ongoing operations of TrustPower facilities.

Note: Any activity that does not comply with Rule 18A.13.2 – Te Maunga TrustPower Scheduled Site – Permitted Activities considered a Non-Complying Activity.

18A.13.3 12 Owens Place Scheduled Site (Lot 4 DPS 27323) – Permitted Activities

In addition to those activities listed in Table 18A.1: Industrial Zones Activity Status as permitted for the Industry Zone, furniture retailing (comprising furniture goods but excluding electrical and small household goods and appliances) at the 12 Owens Place Scheduled Site (Lot 4 DPS 27323) shall also be a permitted activity, provided that:

a) Furniture retailing shall not exceed 3000m2 in gross floor area.

18A.13.4 Cross Road Nautilus Scheduled Site – Permitted Activities

18A.13.4.1 Retail Activities

Retail activities in the Cross Road Nautilus Scheduled Site shall comply with the following permitted activity conditions:

a) Retail activities shall be limited to convenience goods and food for employees, marine and recreation users in the local area, restaurants, cafes and bars; the hire and sale of recreational products and services; and vehicle, boat, and machinery showrooms and sales;

b) The gross floor area of retail activities shall not exceed a total of 2,120m² at any time (including existing buildings);

c) The gross floor area of any individual retail tenancy shall not exceed 250m²;

d) The total gross floor area of restaurant, cafe and bar activities shall not exceed 425m².
18A.13.4.2 Office Activities

Office activities in the Cross Road Nautilus Scheduled Site shall comply with the following permitted activity conditions:

a) Office activities in the Cross Road Nautilus Scheduled Site, other than an ancillary office to a principal use on the site, shall not exceed a total of 1,300m² of gross floor area at any time (including existing buildings);

b) An ancillary office space to a principal use on the site shall not exceed 25% of the gross floor area of the activity.

18A.13.4.3 Traffic

All activities within the Cross Road Nautilus Scheduled Site shall comply with the following specific traffic permitted activity conditions (in which case Rule 4B.4.1 – Restricted Discretionary Activity – Standards and Terms shall not apply):

a) The total gross floor area of buildings within the Scheduled Site (including office and retail) shall not exceed 13,600m² at any time (including existing buildings);

b) Rule 4B.2 - Permitted Activity Rules shall be complied with;

c) Access to and from the Scheduled Site shall be as shown on Appendix 18K: Outline Development Plan for the Cross Road Nautilus Scheduled Site;

d) A full lane width left turn bay shall be provided at the Mirrielees Road / Cross Road intersection for traffic turning from Mirrielees Road into Cross Road;

e) A flush median and yellow no parking lines shall be installed in Cross Road across the entire frontage of the Cross Road Nautilus Scheduled Site.

18A.13.4.4 Boundaries of Scheduled Site

All activities in the Cross Road Nautilus Scheduled Site shall comply with the following permitted activity condition:

a) A 1.8m perimeter security fence shall be erected on the boundary of the Cross Road Nautilus Scheduled Site and railway designated land except where a building directly abuts the boundary of the railway designated land;

b) Where the Scheduled Site landscaping provisions as outlined in Appendix 18K: Outline Development Plan for the Cross Road Nautilus Scheduled Site are met, the development of the Scheduled Site is exempt from complying with Rule 18A.12.3 - Industrial and Sensitive Zone Boundaries.
18A.13.4.5 Site Layout and Landscaping

All activities in the Cross Road Nautilus Scheduled Site shall comply with the following permitted activity conditions:

a) Site layout and landscaping shall be in accordance with Appendix 18K: Outline Development Plan for Cross Road Nautilus Scheduled Site;

b) All retail activities permitted by Rule 18A.13.4.1 - Retail Activities shall be located within the Retail Area on the Appendix 18K - Outline Development Plan for Cross Road Nautilus Scheduled Site;

c) Within the internal access network a mixture of native and exotic trees shall be installed and maintained in perpetuity at a minimum rate of one specimen tree planted at 10m of lineal road length;

d) Landscape planting shall be provided along the frontage of the site to the adjoining reserves areas and parking within public areas as shown on Appendix 18K: Outline Development Plan for Cross Road Nautilus Scheduled Site. The landscape planting shall consist of trees, shrubs and groundcovers to a minimum width of 2m. Breaks in the landscape planting, excluding intersecting internal roads and pedestrian accessways, may be provided where not more than 4m in length and the total length of all breaks combined does not reduce either of the two landscape planting areas by more than 20%.

Note: Where an activity does not comply with a Permitted Activity Rule for the underlying Zone, it shall be assessed in accordance with the relevant provisions of that Zone.

Note: Any Activity that does not comply with Rules 18A.13.4.1 – Retail Activities and 18A.13.4.2 – Office Activities shall be considered a Non-Complying Activity.

Note: Any Activity that does not comply with Rule 18A.13.4.3 – Traffic, Rule 18A.13.4.4 a) - Boundaries of Scheduled Site, and Rule 18A.13.4.5 – Site Layout and Landscaping shall be considered a Restricted Discretionary Activity under Rule 18A.15.
18A.14 Permitted Activity Rules – Special Permitted Activities

Note: Any activity that does not comply with Rule 18A.14 Permitted Activity Rules – Special Permitted Activities shall be considered a Discretionary Activity, unless otherwise stated.

18A.14.1 Special Permitted Activities in the Port Industry Zone

*Industrial activities* shall also be Permitted Activities within the Port Industry Zone, but shall be limited to Height Area 2 identified in Appendix 18A: Port Industry Zone Height Areas – Tauranga Wharves, and Appendix 18B: Port Industry Zone Height Areas – Mt Maunganui Wharves, and, with the exception of building height under Rule 18A.12.1.3 – Port Industry Zone, shall be subject to the rules for activities in the industrial zones.

18A.14.2 Special Permitted Activities in the Tauriko Industry Zone

The permitted activities identified in Table 18A.1: Industrial Zones Activity Status shall apply, subject to the exceptions set out below and compliance with the conditions in Rule 18A.12 – Permitted Activity Rules.

18A.14.2.1 Tauriko Business Estate Convenience Centres

For areas within 100 metres of the centre of an area identified as a convenience centre locations in Diagram 10, Section 5, (Plan Maps, Part B) Tauriko Business Estate Outline Development Plan, and as located under Rules 12E.3.1.10 b) xi) and h) v) – Subdivision within the Tauriko Business Estate, permitted activities shall also include:

a) **General retail** not exceeding 500m² in total *gross floor area* within each centre, provided any one tenancy shall be limited to a maximum of 100m², and all ancillary or accessory *activities*, including parking, shall be located within the centre;

b) **Childcare** facilities.

18A.14.2.2 Buffer Strips, Escarpment Areas and Visual Mitigation Buffers

For the areas defined in Diagram 10, Section 5, Plan Maps (Part B): Tauriko Business Estate Outline Development Plan as escarpment area or visual mitigation buffer, Permitted Activities shall be limited to protection, establishment, enhancement, and maintenance of landscape planting, and provision of walkways. This rule shall apply from the date that a Certificate is issued under section 224 of the Resource Management Act for any *subdivision* approved in terms of Rule 12E.3.1.10 – Subdivision within the Tauriko Business Estate.

18A.14.2.3 80-Metre Separation Strip

For the areas defined in Diagram 10, Section 5, (Plan Maps, Part B) (Tauriko Business Estate Outline Development Plan) and in accordance with Appendix 18D: Tauriko Business Estate Mitigation, Landscape Features and Buffer Zones as 80-metre separation strip:

a) Use of the 80-metre separation strip shall be limited to:

i) Protection, establishment, enhancement, and maintenance of landscape planting, and provision of *walkways*;

ii) Uses (excluding any *buildings*) provided for as permitted activities under Rule 16A.7 - Activity Status Rules;

iii) Stormwater detention ponds, and associated *earthworks* and *structures*, (excluding any *buildings*);

b) Notwithstanding Rule 18A.14.2 a) – Special Permitted Activities in the Tauriko Industry Zone above, parking, access and manoeuvring that is fully screened from view from any adjacent *site* in the Rural Zone may also be undertaken, provided this shall not be closer than 60 metres from the *boundary* of any property in the Rural Zone.

Note: Any activity that does not comply with Rule 18A.14.2.3 - 80-Metre Separation Strip shall be considered a Restricted Discretionary Activity.
18A.14.2.4 Landmark Entry Treatment Areas

For the areas defined in Diagram 10, Section 5, (Plan Maps, Part B) (Tauriko Business Estate Outline Development Plan) as Landmark Entry Treatment Area, the following shall also be permitted activities:

a) Cultural and heritage landmark features;

b) Composite signs that comply with Rule 4D.2.3.7 - Composite Signs. For the purposes of this rule a composite sign shall mean one that indicates the location of more than one business activity physically located and operating within the Tauriko Business Estate.

18A.14.2.5 Escarpment Area – Gargan Road

For the area defined in Diagram 10, Section 5, (Plan Maps, Part B) (Tauriko Business Estate Outline Development Plan) as escarpment area – Gargan Road permitted activities shall be limited to protection, establishment, enhancement and maintenance of landscape planting, and provision of walkways.

18A.14.2.6 Tauriko Industry Zone – Bulky Goods Retailing Scheduled Site

For the area identified on the Plan Maps (Part B) as a Scheduled Site in the Tauriko Industry Zone opposite the Tauriko Commercial Zone, bulky goods retailing shall be a permitted activity.

18A.14.3 Special Permitted Activity Conditions – Tauriko Industry Zone

The following additional permitted activity conditions shall apply to any permitted activity in the Tauriko Industry Zone.

18A.14.3.1 Building Setback – Stages 2B and 3B

No part of any building erected within the area of Stages 2B and 3B as shown on Diagram 9, Section 5, (Plan Maps, Part B) (Tauriko Staging Diagram), shall be located closer than 20 metres from the crest of the escarpment as shown on Diagram 10, Section 5, (Plan Maps, Part B) (Tauriko Business Estate Outline Development Plan). Such building line restriction shall be delineated on a subdivision plan submitted under Rule 12E.3 – Controlled Activity Rules.

18A.14.3.2 Traffic Management, Safety and Convenience

a) Between the roundabout at Takitimu Drive/Taurikura Drive and the second roundabout on Taurikura Drive (approximately 400 metres) no vehicle access shall be provided on to the north side of Taurikura Drive unless that vehicle access is directly off the first roundabout on Taurikura Drive;

b) No vehicle access shall be provided on to the south side of Taurikura Drive between the roundabout at Takitimu Drive/Taurikura Drive and the first roundabout on Taurikura Drive (approximately 200 metres).

18A.14.3.3 External Appearance of Buildings and Other Structures

a) For any site within the Tauriko Industry Zone:

i) No part of any surface of any exterior wall shall have a reflectance value exceeding 35%;

ii) No part of any surface of any roof shall have a reflectance value exceeding 60%;

iii) No part of any surface of any other exterior structure or building shall have a reflectance value exceeding 35%;

iv) For the purposes of this rule, the term ‘reflectance value’ shall have the same meaning as used in British Standard 5252:1976 Framework for colour co-ordination for building purposes;

v) The use of colours under this rule shall not include any of the colours listed in Group E 49-58 in BS5252:1976 Framework for colour co-ordination for building purposes;

vi) For the avoidance of doubt, this rule shall not apply to any window frames, guttering, or down pipes;

b) Notwithstanding Rule 18A.14.3.3 a) – External Appearance of Buildings and Other Structures, any buildings on a site shown in Diagram 10, Section 5, (Plan Maps, Part B) (Tauriko Business Estate Outline Development Plan) as Special Height Control Area (Recession Plane) shall have all roof elements pitched to avoid creating glare when viewed from the Pyes Pa West residential area.
18A.14.3.4 Compliance of Land Use with Urban Growth Plan, Services Strategy, Staging Plan, Outline Development Plan and other relevant documents

a) No land use shall occur in the Tauriko Business Estate unless it complies with the requirements of:
   i) Diagram 10, Section 5, (Plan Maps, Part B) (Tauriko Business Estate Outline Development Plan);
   ii) Diagram 9, Section 5, (Plan Maps, Part B) (Tauriko Staging Plan);
   iii) Appendix 18D: Tauriko Business Estate Mitigation Landscape Features and Buffer Zones;
   iv) Appendix 18F: Tauriko Business Estate Services Strategy Statement and Sequencing Schedule;
   v) Appendix 18H: Tauriko Business Estate Mitigation and Landscaping Specification;
   vi) UG8, Section 6, Tauriko Business Estate Urban Growth Plan, (Plan Maps, Part B).

b) Where a land use is being carried out on a lot created from a subdivision under Rule 18A.14.3.5 - Compliance of Land Use with Urban Growth Plan, Services Strategy, Staging Plan, Outline Development Plan and other relevant documents.

18A.14.4 Tauriko Industry Zone – Tauriko Bulky Goods Scheduled Site – Permitted Activities

Note: Where an activity does not comply with a Permitted Activity Rule for the underlying Zone, it shall be assessed in accordance with the relevant provisions of that Zone.

Note: Any Activity that does not comply with Rule 18A.14.4 - Tauriko Industry Zone – Tauriko Bulky Goods Scheduled Site – Permitted Activities shall be considered a Non-Complying Activity.

18A.14.4.1 Tauriko Industry Zone – Bulky Goods Scheduled Site

Bulky goods retailing in the Bulky Goods Scheduled Site shall be subject to the following specific permitted activity conditions:

a) The gross floor area for bulky goods retailing within the Bulky Goods Plan Area does not exceed 26,000m²;

b) The gross floor area of individual tenancies is no less than 500m²;

c) No vehicle access is provided to the south side of Taurikura Drive. All access is to be from the defined roundabout locations.

18A.14.5 Special Permitted Activities in the Papamoa East Employment Zone

18A.14.5.1 Papamoa East Employment Zone – Permitted Activities

No activity within the Papamoa East Employment Zone shall be considered a Permitted Activity unless in accordance with a comprehensive development consent granted under Rule 18A.15 e) – Restricted Discretionary Activity Rule and provided under Rule 18A.15.7.1 – Comprehensive Development Consent.

Note: Any activity that does not comply with Rule 18A.14.5.1 – Papamoa East Employment Zone – Permitted Activities shall be considered a Non-complying Activity.
18A.15 Restricted Discretionary Activity Rules

The following are Restricted Discretionary Activities:

a) Any permitted activity that does not comply with:
   i) Rule 18A.12.2 – Streetscape;
   ii) Rule 18A.12.3 – Industrial and Sensitive Zone Boundaries;
   iii) Rule 18A.12.4 – Outdoor Storage;
   iv) Rule 18A.12.5 a) – Ancillary Retail and Offices;
   v) Rule 18A.13.4.3 – Traffic;
   vi) Rule 18A.13.4.4 a) – Boundaries of Scheduled Site;
   vii) Rule 18A.13.4.5 – Site Layout and Landscaping;
   viii) Rule 18A.14.3.3 - External Appearance of Buildings and Structures;

b) Cranes on the Sulphur Point Wharves not complying with the height limits specified in Rule 18A.12.1.3 b) – Port Industry Zone or located in an area outside either the proposed Sulphur Point Wharf Extension North (proposed as 170 metres to the north of the existing wharf), or further south than the Sulphur Point Extension South (being 286 metres south of the existing wharf);

c) Permitted activities in the Tauriko Industry Zone, located within the 80-metre separation strip identified on Diagram 10, Section 5, (Plan Maps, Part B) (Tauriko Business Estate Outline Development Plan), and not otherwise permitted by Rule 18A.14.2.3 - 80-Metre Separation Strip;

d) Any activity identified as a Restricted Discretionary Activity in Table 18A.1 Industrial Zones Activity Status;

e) Any activity within the Papamoa East Employment Zone identified as a Restricted Discretionary Activity in Table 18A.1: Industrial Zones Activity Status.

18A.15.1 Non-Notification of Development in the Tauriko Industry Zone

Any application in the Tauriko Industry Zone for a resource consent made under Rule 18A.15 - Restricted Discretionary Activity Rules shall not be notified, or served on affected persons.

18A.15.2 Restricted Discretionary Activities - Standards and Terms in the Tauriko Industry Zone

Note: Any activity that does not comply with 18A.15.2 - Restricted Discretionary Activities - Standards and Terms in the Tauriko Industry Zone shall be considered a Discretionary Activity.

18A.15.2.1 Streetscape

A qualified landscape architect (or other suitably qualified design professional approved by the Council) shall prepare a visual assessment in respect of any application for development in the Tauriko Industry Zone under Rule 18A.15 a) i) – Restricted Discretionary Activity Rules.

18A.15.2.2 External Appearance of Sites, Buildings and Other Structures

A qualified architect or landscape architect (or other suitably qualified design professional approved by the Council) shall prepare a visual assessment in respect of any application for development in the Tauriko Industry Zone under Rule 18A.15 a) v) – Restricted Discretionary Activity Rules with particular regard to the appearance of the site, building, or structure as viewed from rural or residential properties in the surroundings.

18A.15.3 Non-Notification of Development in the Port Industry Zone

Any application for a resource consent made under Rule 18A.15 b) – Restricted Discretionary Activity Rules shall not be notified, or served on affected persons, with the exception of the Tauranga Airport Authority who shall be considered an affected party on any application made under this rule.
18A.15.4 Restricted Discretionary Activities – Matters of Discretion and Conditions in the Industry and Port Industry Zones

18A.15.4.1 Variation to Permitted Crane Development on Sulphur Point Wharves

In considering activities that exceed the permitted height or location of cranes on the Sulphur Point Wharves, the Council restricts the exercise of its discretion to:

a) Impact on the height restrictions within specified Airport Slopes and Surfaces described in Rule 4I.2 – Permitted Activity Rules;

b) The safe operation of Tauranga City Airport;

18A.15.4.2 Streetscape

In considering activities that do not comply with Rule 18A.12.2 - Streetscape, the Council restricts the exercise of its discretion to:

a) The effect of the activity on the zone’s amenity values and the land directly across the legal road fronting the site, and the landscape character of that zone;

b) The provision of a consistent streetscape with land adjacent to the site if that land is also subject to Rule 18A.12.2 - Streetscape.

18A.15.4.3 Industrial and Sensitive Zone Boundaries

In considering activities that do not comply with Rule 18A.12.3 – Industrial and Sensitive Zone Boundaries, the Council restricts the exercise of its discretion to:

a) Providing building setbacks to address the scale and height of the proposed buildings in relation to the boundary;

b) Overshadowing of residential activities;

c) Impacts of the proposal on the land use within the sensitive zone, with particular regard to the objectives and policies for character and amenity values within Residential Zones.

18A.15.4.4 Outdoor Storage

In considering activities that do not comply with Rule 18A.12.4 – Outdoor Storage the Council restricts the exercise of its discretion to the mitigation of the visual impacts of any outdoor areas for the purpose of storing materials, products, containers and the like.

18A.15.4.5 Ancillary Offices

In considering ancillary offices that do not comply with Rule 18A.15.4.5 a) – Ancillary Offices the Council restricts the exercise of its discretion to:

a) Effects on the transport network;

b) Measures to address reverse sensitivity on the surrounding industrial zone activities;

c) Ensuring that the office use is genuinely ancillary to the primary use of the site for industrial purposes.

18A.15.5 Restricted Discretionary Activities – Matters of Discretion and Conditions in the Tauriko Industry Zone

18A.15.5.1 Streetscape

In considering activities that do not comply with Rule 18A.12.2 - Streetscape, the Council restricts the exercise of its discretion to:

a) The extent to which the activity will be consistent with the objectives and policies for the Tauriko Business Estate;

b) Landscape planting that will soften the appearance of structures and promote distinctiveness and a sense of place.
18A.15.5.2 External Appearance of Buildings and Other Structures

In considering activities that do not comply with Rule 18A.14.3.3 - External Appearance of Buildings and Other Structures, the Council restricts the exercise of its discretion to the extent to which the site and/or building and/or other structure will be visible in whole or in part from rural and residential properties in the surroundings.

18A.15.5.3 Activities Within the 80-Metre Separation Strip

In considering activities within the 80-Metre Separation Strip identified in Diagram 10, Section 5, (Plan Maps, Part B) (Tauriko Business Estate Outline Development Plan), the Council restricts the exercise of its discretion to the extent to which the activity may result in restrictions on lawful activities on adjacent sites in the Rural Zone, and the maintenance and enhancement of rural amenity values.

18A.15.6 Non-Notification of Development in Papamoa East Employment Zone-Wairakei Urban Growth Area

a) Any application for a resource consent made under Rule 18A.15 e) - Restricted Discretionary Activity Rules for the Papamoa East Employment Zone, excluding activities undertaken on land zoned Papamoa East Employment lying east of a line drawn on the Plan Maps (Part B) shall not be notified, or served on affected persons;

Proposed Amendment

a) Any application for a resource consent made under Rule 18A.15 e) - Restricted Discretionary Activity Rules for the Papamoa East Employment Zone, excluding activities undertaken on land zoned Papamoa East Employment lying east of a line drawn on the Plan Maps (Part B) shall not be notified, or served on affected persons;

Plan Change 25 – No Legal Effect

b) Any application for a resource consent made under Rule 18A.15 e) - Restricted Discretionary Activity Rules for the Papamoa East Employment Zone on land zoned Papamoa East Employment and lying east of a line drawn on the Plan Maps (Part B) shall not be notified or served on affected persons with the exception of the directly adjoining landowners within the Te Tumu Future Urban Zone east of the Wairakei – Te Tumu boundary, who shall be considered an affected party.

Proposed Amendment

b a) Any application for a resource consent made under Rule 18A.15 e) - Restricted Discretionary Activity Rules for the Papamoa East Employment Zone on land zoned Papamoa East Employment and lying east of a line drawn on the Plan Maps (Part B) shall not be notified or served on affected persons with the exception of the directly adjoining landowners within the Te Tumu Future Urban Zone east of the Wairakei – Te Tumu boundary, who shall be considered an affected party.

Plan Change 25 – No Legal Effect

18A.15.7 Restricted Discretionary Activities in the Papamoa East Employment Zone - Standards and Terms

18A.15.7.1 Comprehensive Development Consent

a) No land within this zone of the Wairakei Urban Growth Area shall be developed for any permanent land use activity or associated buildings until a ‘comprehensive development consent’ application has been submitted and granted by Council under this rule for that part of the Wairakei Urban Growth Area in which the land is situated.

The comprehensive development consent application for all initial development of land within the zone shall meet the standards and terms of Rule 18A.15.7 - Restricted Discretionary Activities in the Papamoa East Employment Zone - Standards and Terms

b) An outline development plan and written environmental assessment including a design report written by an independent person suitably qualified and/or experienced in the field of urban design, building design or landscape design and stormwater engineering shall be submitted as part of the comprehensive development consent application to address how the standards and terms of Rule 18A.15.7 - Restricted Discretionary Activities in the Papamoa East Employment Zone - Standards and Terms can be met;
c) For land lying directly east of Wairakei Main Street and subject to Rule 18A.15.7.1 a) and b) - Comprehensive Development Consent the outline development plan and written environmental assessment including a design report shall also address land use and transportation integration between the Wairakei Urban Growth Area and future Te Tumu Urban Growth Area;

d) A concept design report shall be provided to establish the serviceability of each land parcel or site in meeting the needs of the stormwater management rules relating to Wairakei. The concept design report shall cover:

i) The relevant stormwater consent applying to the proposed development;

ii) The location, area, volume and form of storage ponds and other areas of land to be used for storage;

iii) The total catchment served by the ponds and the expected runoff compared to the land uses and runoff expected from the development area (that is the land covered by the application);

iv) Overland flow paths for a 100 year event;

v) Assessment of and a statement of professional opinion from a suitability qualified engineer as to compliance with the relevant stormwater consent for Wairakei and the relevant conditions attached to that consent.

18A.15.7.2 Compliance of Land Use with Urban Growth Plan, Structure Plan and Staging Plan

a) Any activity on land zoned Papamoa East Employment shall be designed, as far as is practicable, to meet the requirements of:

i) Diagram 6, Section 6, (Plan Maps, Part B) (Urban Growth Plan);

ii) Diagram 11, Section 5, (Plan Maps, Part B) (Wairakei Urban Growth Area Staging Plan);

iii) Diagram 12, Section 5, (Plan Maps, Part B) (Structure Plan, SP15);

b) The design requirement outlined in Rule 18A.15.7.2 a) - Compliance of Land Use with Urban Growth Plan, Structure Plan and Staging Plan shall be covered in the environmental assessment under Rule 18A.15.7.1 – Comprehensive Development Consent.

Proposed Amendment

18A.15.7.2 Compliance of Land Use with Urban Growth Plan, Structure Plan and Staging Plan

a) Any activity on land zoned Papamoa East Employment shall be designed, as far as is practicable, to meet the requirements of:

i) Diagram 6, Section 6, (Plan Maps, Part B) (Urban Growth Plan);

ii) Diagram 11, Section 5, (Plan Maps, Part B) (Wairakei Urban Growth Area Staging Plan);

iii) Diagram 12, Section 5, (Plan Maps, Part B) (Structure Plan, SP15);

b) The design requirement outlined in Rule 18A.15.7.2 a) - Compliance of Land Use with Urban Growth Plan, Structure Plan and Staging Plan shall be covered in the environmental assessment under Rule 18A.15.7.1 – Comprehensive Development Consent.

Plan Change 25 – No Legal Effect

18A.15.7.3 Building Height

The maximum height of any building, with the exception of the Permitted Intrusions in Rule 4H.2.3 – Permitted Height and Viewshaft Protection Area Intrusions, shall be 14.5 metres.

18A.15.7.4 Building Platforms

All new buildings shall be provided with minimum building platform levels (Relative to Moturiki Datum) in accordance with the following:

a) 4.8m RL for non-habitable residential buildings;

b) 4.9m RL for commercial and industrial buildings;

c) 5.1m RL for habitable buildings.

18A.15.7.5 Streetscape, Site and Building Layout

a) All Papamoa East Employment zoned development sites shall be designed to meet Rule 18A.12.2.1 – Industrial Zones Streetscape where circumstances within that Rule are applicable to the site development within that zone;
b) Provided that, for sites with a road boundary to Te Okuroa Drive an amenity front yard adjoining Te Okuroa Drive, consisting of a planted landscape strip of at least 5 metres in width measured from and parallel to the road boundary (excluding permitted vehicle and pedestrian access points), with a minimum of 1 specimen tree per 15 lineal metres of street frontage shall be provided. The specimen tree shall, at maturity, be a minimum height of at least 8 metres and a minimum width of 6 metres;

c) The area located between the front line of any building and the street should be kept clear of any vehicle loading or outdoor storage spaces;

d) Front entrances to the principal building should be clearly distinguishable and shall face or be clearly visible from the primary road frontage.

18A.15.7.6 Industrial, Sensitive Zone and Urban Growth Area Boundaries

a) All Papamoa East Employment zoned development sites shall be designed to meet Rule 18A.12.3 - Industrial and Sensitive Zone Boundaries where circumstances within that Rule are applicable to the development sites within that zone;

b) Notwithstanding Rule 18A.12.3 - Industrial and Sensitive Zone Boundaries for the purposes of this Rule, a sensitive zone shall include the Wairakei Urban Growth Area boundary adjoining the Te Tumu Future Urban Zone.

18A.15.7.7 Services Infrastructure

a) Land use on all Papamoa East Employment zoned land shall meet the following standards that shall be applied to the proposed development:
   i) Rule 14B.6.13.4 – Stormwater Management;
   ii) Rule 14B.6.13.7 – Road Standards;
   iii) Rule 14B.6.13.8 – Water Supply Standards;
   iv) Rule 14B.6.13.9 – Wastewater Standards;
   v) Rule 14B.6.13.10 – Reserves;

Proposed Amendment

a) Land use on all Papamoa East Employment zoned land shall meet the following standards that shall be applied to the proposed development:
   i) Rule 14B.6.13.4 – Stormwater Management 12B.3.1.13 – Specific Urban Growth Area Requirements - Stormwater Management within the Wairakei Urban Growth Area;
   ii) Rule 14B.6.13.7 – Road Standards 14F.5.3.6 – Road Standards;
   iii) Rule 14B.6.13.8 – Water Supply Standards 14F.5.3.3 – Traffic and Water Supply Capacity;
   iv) Rule 14B.6.13.9 – Wastewater Standards;
   iv) Rule 14B.6.13.10 – Reserves 14F.5.3.7 - Reserves

Plan Change 25 – No Legal Effect

b) Notwithstanding Rule 18A.15.7.7 a) ii), all sites with frontage to Te Okuroa Drive shall have minimum spacing between adjacent accesses (centreline to centreline) along Te Okuroa Drive, of at least 40 metres.

Note: Any activity that does not comply with Restricted Discretionary Activity Rule 18A.15.7.2 – Compliance of Land Use with Urban Growth Plan, Structure Plan and Staging Plan to Rule 18A.15.7.7 – Services Infrastructure excluding (Rules 18A.15.7.7 a) i) and ii) and b) – Services Infrastructure) shall be considered as Restricted Discretionary Activity.

Note: Any activity that does not comply with Rule 18A.15.7.1 – Comprehensive Development Consent and Rule 18A.15.7.7 a) i) and ii) and b) – Services Infrastructure shall be considered a Non-complying Activity.

Note: The use of ground soakage for the disposal of stormwater from non-residential buildings is encouraged.
Proposed Amendment

Note: Any activity that does not comply with Restricted Discretionary Activity Rule 18A.15.7.2 – Compliance of Land Use with Urban Growth Plan, Structure Plan and Staging Plan to Rule 18A.15.7.7 – Services Infrastructure excluding (Rules 18A.15.7.7 a) i) and ii) and b) – Services Infrastructure) shall be considered as Restricted Discretionary Activity.

Note: Any activity that does not comply with Rule 18A.15.7.1 – Comprehensive Development Consent and Rule 18A.15.7.7 a) i) and ii) and b) – Services Infrastructure shall be considered a Non-complying Activity.

Note: The use of ground soakage for the disposal of stormwater from non-residential buildings is encouraged.

Plan Change 25 – No Legal Effect

18A.15.8 Restricted Discretionary Activities- Matters of Discretion and Conditions in the Papamoa East Employment Zone

The Council restricts the exercise of its discretion to:

a) General Matters:
   i) An assessment of a comprehensive development consent outline plan and design report to be submitted with the application which demonstrates how the proposal meets the standards and terms under Rule 18A.15.7 - Restricted Discretionary Activities in the Papamoa East Employment Zone - Standards and Terms;
   ii) Imposition of conditions related to compliance with an approved comprehensive development consent plan, and compliance with relevant standards and terms under Rule 18A.15.7 - Restricted Discretionary Activities in the Papamoa East Employment Zone - Standards and Terms;

b) Objectives and Policies:
   Whether the proposal meets Rule 18A.9 - Objective and Policy for Papamoa East Employment Zone;

c) Access:
   The extent to which vehicle and pedestrian access is designed and located to ensure safe and efficient movement on-site and to and from the street;

d) Development Infrastructure:
   i) Whether the proposed development can address any adverse effects of the development on local water supply capacity, wastewater systems, stormwater management and the road network capacity and how those effects can be adequately avoided, remedied or mitigated;
   ii) The extent to which the roads serving the development are designed to meet the standards and cross sections in the Council’s Infrastructure Development Code;
   iii) The construction of Te Okuroa Drive and the Boulevard to full width when adjoining development is undertaken;
   iv) The design and location of internal road connections to arterial or collector roads within Wairakei Urban Growth area;
   v) The extent to which provision is made for walking and cycling accessibility to/from and within the proposed development;
   vi) The extent to which the proposal is in general accordance with and supports implementation of Diagram 12, Section 5, (Plan Maps, Part B) (Structure Plan SP15);

Proposed Amendment

vii) The extent to which the proposal is in general accordance with and supports implementation of Diagram 12, Section 5, (Plan Maps, Part B) (Structure Plan SP15);

Plan Change 25 – No Legal Effect

e) Integration with the future Te Tumu Urban Growth Area:
   The extent to which the proposed development supports land use and transportation integration with the future Te Tumu Urban Growth Area (where the land lies east of a line drawn on the (Plan Maps, Part B)), through:
   i) The location and design of interconnecting roads;
   ii) The location of pedestrian and cyclist routes, open space networks and car parking areas;
   iii) The location and design of landscaped and public spaces and pedestrian areas;
iv) The location and design of *infrastructure*.

**Proposed Amendment**

f) Traffic and Water Supply Capacity
   
i) The traffic carrying capacity (including environmental capacity) of Papamoa Beach Road to accommodate the anticipated demand of the permanent land use; and

   ii) The water supply capacity to accommodate the anticipated demand of the permanent land use.

**Plan Change 25 – No Legal Effect**

18A.15.9 Restricted Discretionary Activities – Standards and Terms in the Cross Road Nautilus Scheduled Site

*Note: Any activity described as a Restricted Discretionary Activity that does not comply with a Restricted Discretionary Standard and Term shall be considered a Discretionary Activity.*

18A.15.9.1 Traffic

a) For any application for resource consent required under Rule 18A.15 (a) (v) - Restricted Discretionary Activity Rules, a qualified transportation engineer shall prepare an assessment of the effects of the proposed activity on the safe and efficient function and operation of the transport network (including the strategic road network).

b) The assessment shall have particular regard to the safe and efficient function and operation of the transport network (including the strategic road network) and address the matters in 4B.1.2 Objective – Maintaining a Sustainable Transport Network and 4B.1.2.1 Policy - Use of Land to 4B.1.2.5 Policy – Access Location and Points of Service.
18A.15.10 Restricted Discretionary Activities – Matters of Discretion and Conditions in the Cross Road Nautilus Scheduled Site

18A.15.10.1 Traffic
In considering activities that do not comply with Rule 18A.13.4.3 – Traffic, the Council restricts the exercise of its discretion to:

a) The safe and efficient function and operation of the transport network (including the strategic road network);

b) The matters of discretion included under Rule 4B.4.2 - Restricted Discretionary Activity – Matters of Discretion and Conditions;

c) Recommendations, including mitigation measures, prepared by a qualified transportation engineer; and

d) The matters addressed in 4B.1.2 Objective - Maintaining a Sustainable Transport Network, and in 4B.1.2.1 Policy – Use of Land to 4B.1.2.5 Policy – Access Location and Points of Service.

18A.15.10.2 Boundaries of the Scheduled Site
In considering activities that do not comply with Rule 18A.13.4.4 a) – Boundaries of Scheduled Site the Council restricts the exercise of its discretion to:

a) Ensuring that there is a physical separation between the site and designated rail corridor with an overall purpose to limit any form of pedestrian or vehicle access into the designated rail corridor.

18A.15.10.3 Site Layout and Landscaping
In considering activities that do not comply with Rule 18A.13.4.5 - Site Layout and Landscaping the Council restricts the exercise of its discretion to:

a) Ensuring landscape planting mitigates the visual effects on the surrounding environment, adjoining reserve areas and harbour margins;

b) Ensuring all activities avoid adverse effects on the capacity and provision of public access to and within adjoining reserve areas and parking within public areas;

c) Ensuring site layout buffers potentially sensitive land uses from adjacent industrial and infrastructural activities.
18A.16 Discretionary Activity Rules

The following are Discretionary Activities:

a) Any permitted activity that does not comply with:
   i) Rule 18A.12.1 – Building Height, except for with the exception that any wharf crane exceeding permitted building height under Rule 18A.12.1.3 b) – Port Industry Zone which is a Restricted Discretionary Activity;
   ii) Rule 18A.12.6 - Take-Away Food Premises;
   iii) Rule 18A.13.1 - Mangatawa Industrial Estate Scheduled Site – Permitted Activities;
   iv) The requirement in Rule 18A.13.3 – 12 Owens Place Scheduled Site (Lot 4 DPS 27323) – Permitted Activities that furniture retailing shall not exceed 3000m² in gross floor area;

b) Any activity that does not comply with the following Permitted Activity rules for the Tauriko Industry Zone:
   i) Rule 18A.14.3.1 - Building Setback – Stages 2B and 3B;
   ii) Rule 18A.14.3.2 - Traffic Management, Safety and Convenience;
   iii) Rule 18A.14.3.4 - Stormwater Management;
   iv) Rule 18A.14.3.5 - Compliance of Land Use with Urban Growth Plan, Services Strategy, Staging Plan, Outline Development Plan, and other relevant documents;

c) Any activity that does not comply with Rule 18A.15.9 - Restricted Discretionary Activities – Standards and Terms in the Cross Road Nautilus Scheduled Site;

d) Any land use within any stage of the Tauriko Industrial Zone as identified in Diagram 9, Section 5, (Plan Maps, Part B), (Tauriko Staging Diagram) where any of the prerequisites set out in Column 3 of the Appendix 18F.7: Sequencing Schedule table contained in Section 7 of Appendix 18F: Tauriko Business Estate Services Strategy Statement and Sequencing Strategy in relation to that stage have not been completed unless the land use concerned requires resource consent under another rule in the Plan and an application for consent for that use specifically undertakes that those prerequisites will be completed before the start of the activity. For the avoidance of doubt this provision shall not apply to earthworks and the preparation of land for subdivision, use and development associated with land development;

e) All activities that are not listed as Permitted, Controlled, Restricted Discretionary or Non-Complying Activities;

f) Any activity identified as a Discretionary Activity in Table 18A.1: Industrial Zones Activity Status.

18A.16.1 Assessment of Discretionary Activities

In considering a Discretionary Activity the Council’s discretion is unrestricted. The Council shall consider any relevant matter with particular regard to the relevant objectives and policies of the Plan.
18A.17 Non-Complying Activities

The following are Non-Complying Activities:

a) General retail and office activities in the Industry Zones (except the Cross Road Nautilus Scheduled Site, and as permitted by Rule 18A.13.3 – 12 Owens Place Scheduled Site (Lot 4 DPS 27323) – Permitted Activities);

b) Any activity that does not comply with Rule 18A.13.2 – Te Maunga TrustPower Scheduled Site – Permitted Activities;

c) Activities in the Cross Road Nautilus Scheduled Site that do not comply with permitted activity Rule 18A.13.4.1 – Retail Activities and Rule18A.13.4.2 – Office Activities;

d) General retail and office activities in the Tauriko Industry Zone outside of the convenience centres (pursuant to Rule 18A.14.2.1 – Tauriko Business Estate Convenience Centres) shown on Diagram 10, Section 5, (Plan Maps, Part B) (Tauriko Business Estate Outline Development Plan);

e) Any activity that does not comply with Rule 18A.14.4 – Tauriko Industry Zone – Tauriko Bulky Goods Scheduled Site – Permitted Activities;

f) Any activity in the Papamoa East Employment Zone that does comply with Rule 18A.15.7.1 – Comprehensive Development Consent and Rule18A.5.7.7 a) i), ii) and b) - Services Infrastructure;

Proposed Amendment

f) Any activity in the Papamoa East Employment Zone that does comply with Rule 18A.15.7.1 – Comprehensive Development Consent and Rule18A.5.7.7 a) i), ii) and b) - Services Infrastructure;

Plan Change 25 – No Legal Effect

g) Activities identified as Non-complying in Table 18A.1 – Industrial Zones Activity Status.