

18 Industrial Zones

18A	Purpose of the Industrial Zones.....	3
18A.1	Purpose of the Industry Zone.....	3
18A.2	Purpose of the Port Industry Zone	3
18A.3	Purpose of the Tauriko Industry Zone.....	3
18A.4	Purpose of Papamoa East Employment Zone	3
18A.5	Objectives and Policies of the Industrial Zones.....	4
18A.6	Objectives and Policies for the Industry Zone	6
18A.7	Objectives and Policies for the Port Industry Zone	6
18A.8	Objectives and Policies for the Tauriko Industry Zone	7
18A.9	Objective and Policy for Papamoa East Employment Zone.....	8
18A.10	Objective and Policies for Scheduled Sites.....	9
18A.11	Activity Status Rules.....	10
18A.12	Permitted Activity Rules	12
18A.13	Permitted Activity Rules – Scheduled Sites	16
18A.14	Permitted Activity Rules – Special Permitted Activities	17
18A.15	Restricted Discretionary Activity Rules	20
18A.16	Discretionary Activity Rules.....	25
18A.17	Non-Complying Activities.....	26
	Appendix 18A: Port Industry Zone Height Areas – Tauranga Wharves.....	27
	Appendix 18B: Port Industry Zone Height Areas – Mt Maunganui Wharves.....	28
	Appendix 18C: Industrial Streetscape Rule Plan and Typical Cross-Section.....	29

Appendix 18D: Tauriko Business Estate Mitigation, Landscape Features and Buffer Zones	30
Appendix 18E: Tauriko Business Estate Mitigation and Landscape Features: Species List	33
Appendix 18F: Tauriko Business Estate Stormwater Management Criteria	38
Appendix 18G: Tauriko Business Estate Services Strategy Statement and Sequencing Schedule	40
Appendix 18G.1 Rooding	40
Appendix 18G.2 Wastewater	42
Appendix 18G.3 Stormwater	42
Appendix 18G.4 Water Supply	42
Appendix 18G.5 Utilities	43
Appendix 18G.6 Infrastructure Efficiency	43
Appendix 18G.7 Sequencing Schedule	43
Appendix 18H: Tauriko Business Estate – Gargan Road Escarpment Final Contour and Landscape Plan.....	45
Appendix 18I: Tauriko Business Estate Mitigation and Landscaping Specification.....	46
Appendix 18J: Tauriko Business Estate Typical Road Plans and Cross-Sections	49

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.

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 *Section 12G 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 (Transportation) 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 4B – General Rules (Transportation) 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 (Section 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 – Noise in the Commercial and 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*;

- b) 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 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 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;
- b) Sympathetic design of *site* and *building* 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.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*. Symbols used in *Table 18A.1* have the meaning described in *Table 1A.2: Activity Status*.

Table 18A.1: Industrial Zones Activity Status

Use/Activity	Relevant Rule	Industry Zone	Port Industry Zone	Tauriko Industry Zone	Papamoa East Employment Zone	
<i>Accessory buildings and activities</i>	18A.12	P	P	P	RD (P) (Refer Rule 18A.15)	
<i>Ancillary retail and offices</i>	18A.12	P	P	P	RD (P) (Refer Rule 18A.15)	
<i>Building improvement centres</i>	-	P (Refer Rule 18A.12)	NC (Refer Rule 18A.17)	NC (Refer Rule 18A.17)	RD (P) (Refer Rule 18A.15)	
Fire stations	18A.12	P	P	P	RD (P) (Refer Rule 18A.15)	
<i>General retail</i>	-	NC (Refer Rule 18A.17)	NC (Refer Rule 18A.7)	P (Refer Rule 18A.14)	RD (P) (Refer Rule 18A.17)	
<i>General offices</i>	-	NC (Refer Rule 18A.17)	NC (Refer Rule 18A.17)	NC (Refer Rule 18A.7)	RD (P) (Refer Rule 18A.15)	
<i>Industrial activities</i>	18A.12	P	P	P	RD (P) (Refer Rule 18A.15)	
<i>Minor public recreational facilities and activities</i>	18A.12	P	P	P	RD (P) (Refer Rule 18A.15)	Definition Appealed
<i>Offensive trades</i>	-	D (Refer Rule 18A.16)	D (Refer Rule 18A.16)	D (Refer Rule 18A.16)	RD (P) (Refer Rule 18A.17)	
<i>Port activities</i>	18A.12	P	P	P	RD (P) (Refer Rule 18A.15)	
<i>Residential activities</i>	18A.17	NC	NC	NC	NC	
<i>Schedule Site Permitted Activities</i>	18A.13	P	n/a	P	n/a	
<i>Service stations</i>	-	P (Refer Rule 18A.12)	D (Refer Rule 18A.16)	P (Refer Rule 18A.12)	RD (P) (Refer Rule 18A.15)	

Use/Activity	Relevant Rule	Industry Zone	Port Industry Zone	Tauriko Industry Zone	Papamoa East Employment Zone
Take-away food premises	18A.12	P	D (Refer Rule 18A.16)	P	RD (P) (Refer Rule 18A.15)
<i>Tauriko Business Estate</i> Special Permitted Activities	18A.12	n/a	n/a	P	n/a
<i>Trade suppliers and yard-based suppliers</i>	-	P (Refer Rule 18A.12)	NC (Refer Rule 18A.17)	P (Refer Rule 18A.12)	RD (P) (Refer Rule 18A.15)
<i>Visitor Accommodation</i>	18A.17	NC	NC	NC	NC
<i>Waste management facilities</i>	18A.16	D	D	D	D

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 Rule and provided under Rules 18A.14.5 – Papamoa East Employment Zone – Permitted Activities and 18A.15.5.1 - 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 Activities.

Note: Residential activities, visitor accommodation, homestay, schools and tertiary education facilities and health centres shall be subject to Rule 4E.2.5 – Port Industry Zone and Noise Control Boundaries.

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 Industry Zone

The maximum *height* of any *building* or *structure*, with the exception of the Permitted Intrusions in *Rule 4.8*, 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*, 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 '*Tauriko Business Estate 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*' 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* shall be in accordance with *Appendix 18A: Port Industry Zone Height Areas – Sulphur Point Wharves* and *Appendix 18B: Port Business Zone Height Areas – Mt Maunganui Wharves*, as follows:

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

- 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 Activities* 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* 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.15.2.1 – 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 an *Industrial 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: 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 (Transportation)*;
 - iii) Notwithstanding *Rule 18A.12.2.1 a) – Industry Zone 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) All *buildings* and activities on *sites* within the Tauriko Industry Zone having a direct frontage to Taurikura Drive:
 - i) Shall be set back a minimum of 5 metres from Taurikura Drive *boundary*;
 - ii) Shall provide a front *setback* to loading, unloading, or outdoor storage activity to Taurikura Drive, no closer to the nearest part of any *building* to the front *boundary* with Taurikura Drive;
 - iii) Provide in any exterior wall that fronts Taurikura Drive and which is greater than 150m² in area, at least two of the following:
 - a) A step or protrusion in the wall of at least 2 metres deep for the full *height* of the wall;
 - b) Doors and windows that cover at least 20% of the wall;
 - c) A variation of surface texture that covers at least 30% of the wall and that provides at least 20mm depth of relief;

- d) Vegetation in the form of vines and other climbing plants attached to the wall or free-standing plantings that cover or screen at least of 50% of the wall;
- e) For the purposes of this rule a wall is considered to 'front' a *boundary* if the outside face of the wall is parallel to or at an angle of 45 degrees or less to the *boundary*;
- iv) Entrances to *buildings* fronting Taurikura Drive shall face Taurikura Drive and be entirely visible from any vehicle entrance off Taurikura Drive;
- v) 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;
- vi) At least 50% of the *setback* required by clause i) above shall be landscaped in the form of shrubs and groundcover species;
- vii) No more than 5 vehicle parking spaces may be located within the 5-metre *setback* required by clause i) above;
- 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: 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*.

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

Any take-away food premises in the *Industrial zones* 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, Infrastructure and Services, Section 12G - Infrastructure and Services*;
- 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 – Scheduled Sites – Permitted Activity Rules*, where relevant, and *Rule 18A.12 - Permitted Activities*. In the event of any inconsistency between *Rule 18A.13* and *Rule 18A.12*, the rules outlined in *Rule 18A.13* 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 *Urban Growth Plan 4, Section 6, 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.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 the area identified as a *Tauriko Business Estate Convenience Centre* in *Diagram 10, Section 5, Plan Maps (Part B): Tauriko Business Estate Outline Development Plan*, 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.3.1.1.10 – Subdivision within the Tauriko Business Estate*.

18A.14.2.3 80-Metre Separation Area

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 area:

- a) Use of the 80-metre separation area 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 in the Rural Zone*;
 - iii) Stormwater detention ponds, and associated *earthworks* and *structures*, (excluding any *buildings*);
- b) Notwithstanding a) 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 Area 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 Areas, the following shall also be Permitted Activities:

- a) Cultural and heritage landmark features;
- b) Composite *signs* that comply with *Rule 4D.2.2.7 - 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, Part B (Plan Maps): 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 *direct 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 *direct 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 25%;
 - 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*;
 - 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 *Tauriko Business Estate 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 Stormwater Management

No development shall occur in the Tauriko Industry Zone unless management of the quantity and quality of stormwater is in accordance with *Appendix 18F: Tauriko Business Estate Stormwater Management Criteria*, including:

- a) The 50-year ARI flood peaks from each stormwater catchment as shown on *Structure Plan SP15* shall not be greater than 50% of the pre-development peak run-off rates (i.e., pastoral land use);
- b) The 2-year ARI flood peaks shall be reduced to 30% of the pre-development peak run-off rates;
- c) Sediment and contaminants are removed in accordance with best standards and best practices.

18A.14.3.5 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) The 50-year ARI flood peaks from each stormwater catchment as shown on *Structure Plan SP14* shall not be greater than 50% of the pre-development peak run-off rates (i.e., pastoral land use);
- ii) *Diagram 10, Section 5, Plan Maps (Part B): Tauriko Business Estate Outline Development Plan*;
- iii) *Diagram 9, Section 5, Plan Maps (Part B): Tauriko Business Estate Staging Plan*;
- iv) *Appendix 18D: Mitigation and Landscaping Features and Buffer Zones*;
- v) *Appendix 18G: Tauriko Business Estate Services Strategy and Sequencing Schedule*;
- vi) *Appendix 18I: Mitigation and Landscaping Specifications*;
- vii) *Urban Growth Plan 8: Tauriko Business Estate Urban Growth Plan, Section 6 Plan Maps (Part B)*.
- b) Where a land use is being carried out on a lot created from a *subdivision* under *Rule 12E.3.1.1.10 – Subdivision within the Tauriko Business Estate* the land use shall be deemed to have complied with *Rule 18A.14.3.5 - Compliance of Land Use with Urban Growth Plan, Services Strategy, Staging Plan and 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 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 direct 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 *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 Office;*
 - v) *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)* 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 area 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;*
- d) Any activity identified as a Restricted Discretionary Activity in *Table 18A.1;*
- e) Any activity within the Papamoa East Employment Zone identified as a Restricted Discretionary Activity in *Table 18A.1.*

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 *18A.15 Restricted Discretionary Activities* 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.15.1 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).*

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)* 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 (Variation to Crane Development)* 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 41.2 – Permitted Activity Rules – Specified Slopes and Surfaces*;
- 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.12.5 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) Architectural detailing that avoids blank, featureless walls;
- c) The screening of outdoor storage areas from passersby;
- d) *Building* entry location and visibility;
- e) Car parking layout and design;
- f) 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 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 Area

In considering activities within the 80-Metre Separation Area 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;
- 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.

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.5.7 - 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 suitably 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)* (Wairakei Urban Growth Area);
 - ii) *Diagram 11, Section 5, Plan Maps (Part B)* (Wairakei Staging Plan);
 - iii) *Diagram 12, Section 5, Plan Maps (Part B)* (Wairakei 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*.

18A.15.7.3 Building Height

The maximum height of any building, with the exception of the *Permitted Intrusions* in *Rule 4.H.2.3*, 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 – Industry Zone 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.6.10.4 –Stormwater Management;*
 - ii) *Rule 14B.6.10.7 –Road Standards;*
 - iii) *Rule 14B.6.10.8 –Water Supply Standards;*
 - iv) *Rule 14B.6.10.9 –Wastewater Standards;*
 - v) *Rule 14B.6.10.10 –Reserves;*
- 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 Rules 18A.15.7.2 to 18A.5.7.7 (other than Rule 18A.15.7.7 a) i) and ii) and b)) shall be considered a Restricted Discretionary Activity.

Note: Any activity that does not comply with Rules 18A.5.7.1, 18A.5.7.7 a) i) and ii) and b) shall be considered a Non-complying Activity.

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

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 18A.9 - *Objective and Policy for the 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) (Wairakei Structure Plan (SP15))*;

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.

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) – Building Height 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*;

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 land use within any stage of the Tauriko Industrial Zone (as identified in Diagram 9) where any of the prerequisites set out in Column 3 of the Sequencing Schedule table contained in Section 7 of *Appendix 18G: 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;

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

- e) Any activity identified as a Discretionary Activity in *Table 18A.1*.

18A.16.1 Assessment of Discretionary Activities

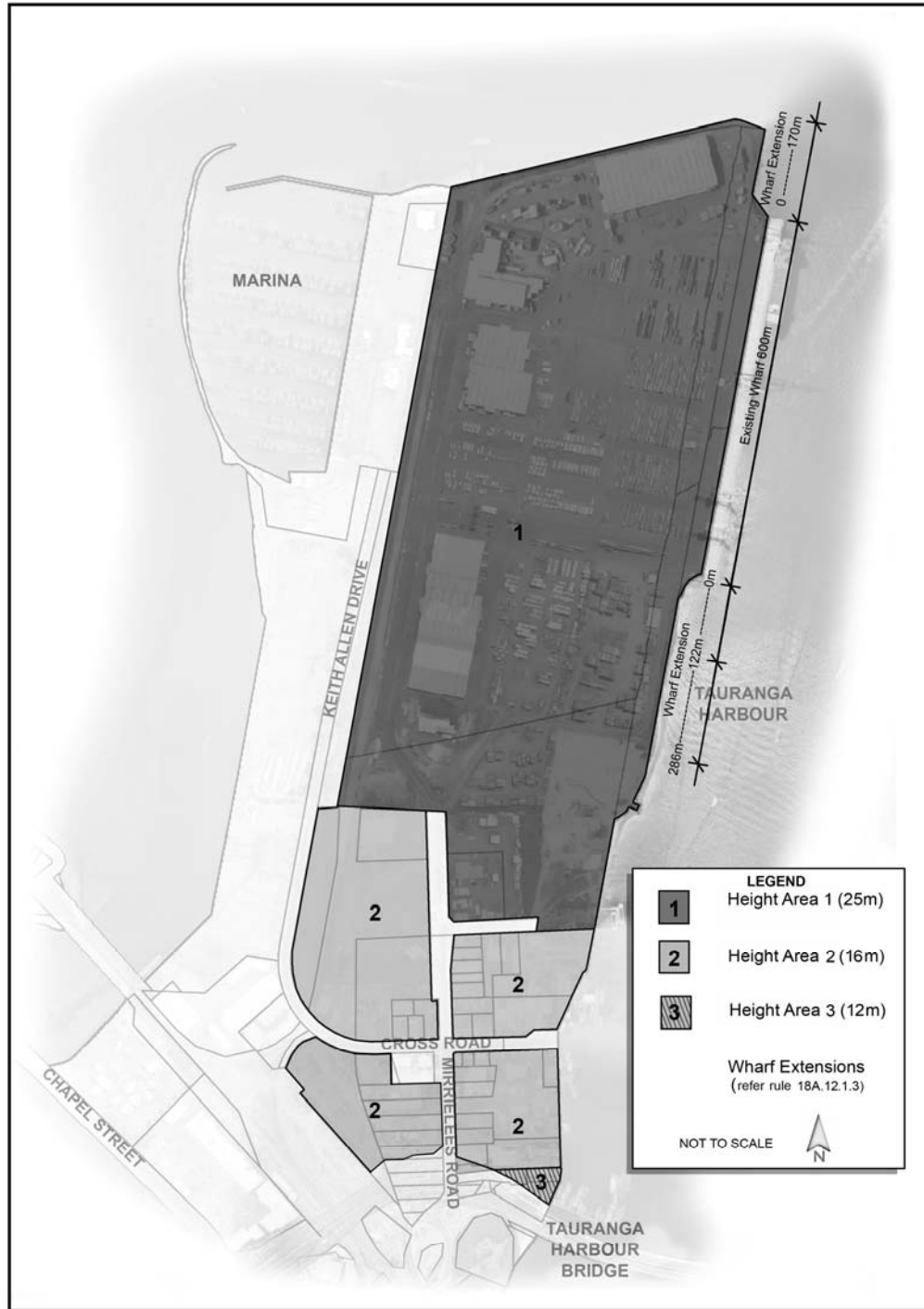
In considering a Discretionary Activity the *Council's* discretion is unrestricted. The *Council* shall consider any relevant matter with particular regard to the relevant objectives and policies of *the Plan*.

18A.17 Non-Complying Activities

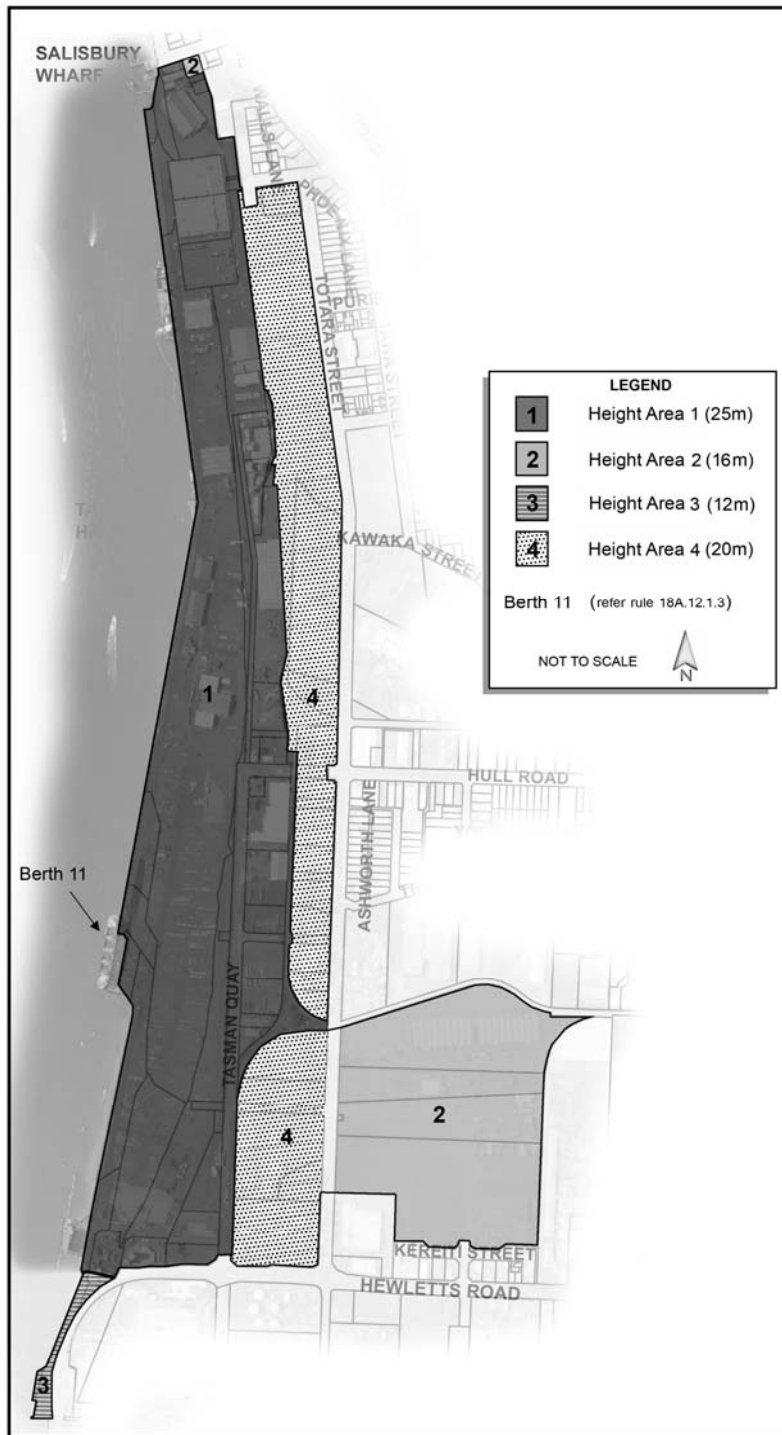
The following are Non-Complying Activities:

- a) *General retail and office activities in the Industry Zones;*
- b) *Any activity that does not comply with Rule 18A.13.2 – Te Maunga TrustPower Scheduled Site – Permitted Activities;*
- c) *General retail and office activities in the Tauriko Industry Zone outside of the convenience centres (pursuant to Rule 18A.14.2.1) shown on Diagram 10, Section 5, Plan Maps (Part B): Tauriko Business Estate Outline Development Plan;*
- d) *Any activity that does not comply with Rule 18A.14.4 – Tauriko Industry Zone – Tauriko Bulky Goods Scheduled Site – Permitted Activities;*
- e) *Development in the Papamoa East Employment Zone that does comply with Rules 18A.15.7.1 – comprehensive development consent and 18A.5.7.7 a) i) and ii) - Services Infrastructure and 18A.15.7.7 b) – Services infrastructure;*
- f) *Activities identified as Non-complying in Table 18A.1.*

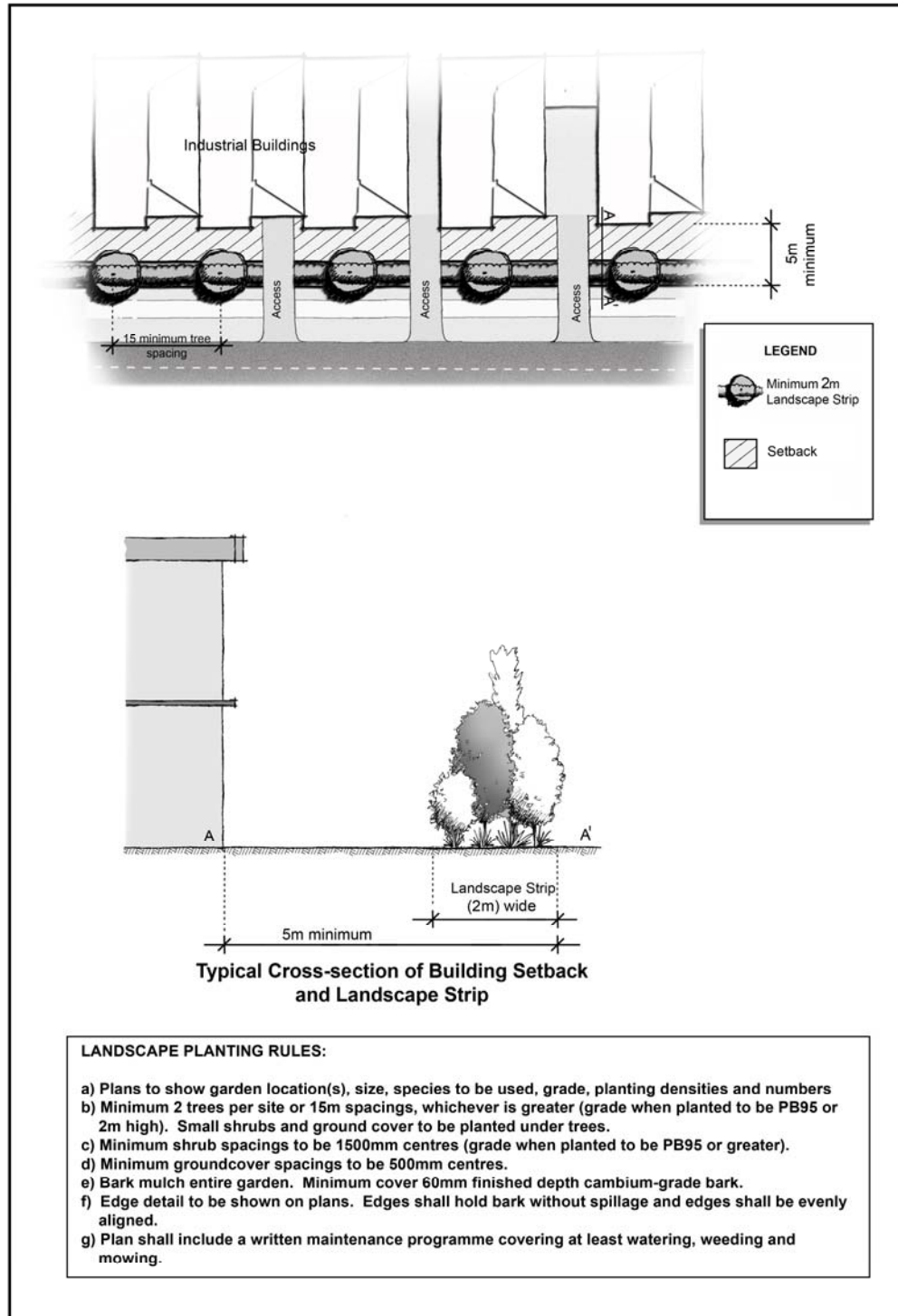
Appendix 18A: Port Industry Zone Height Areas – Tauranga Wharves



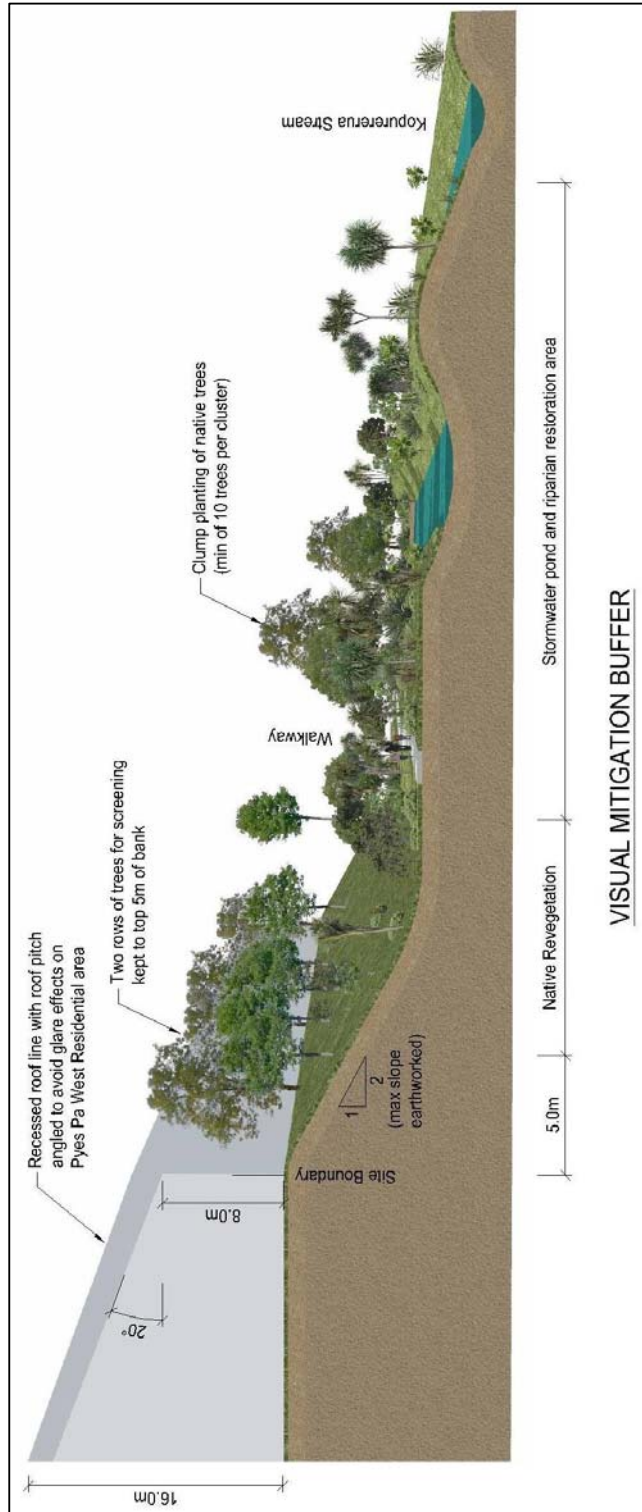
Appendix 18B: Port Industry Zone Height Areas – Mt Maunganui Wharves

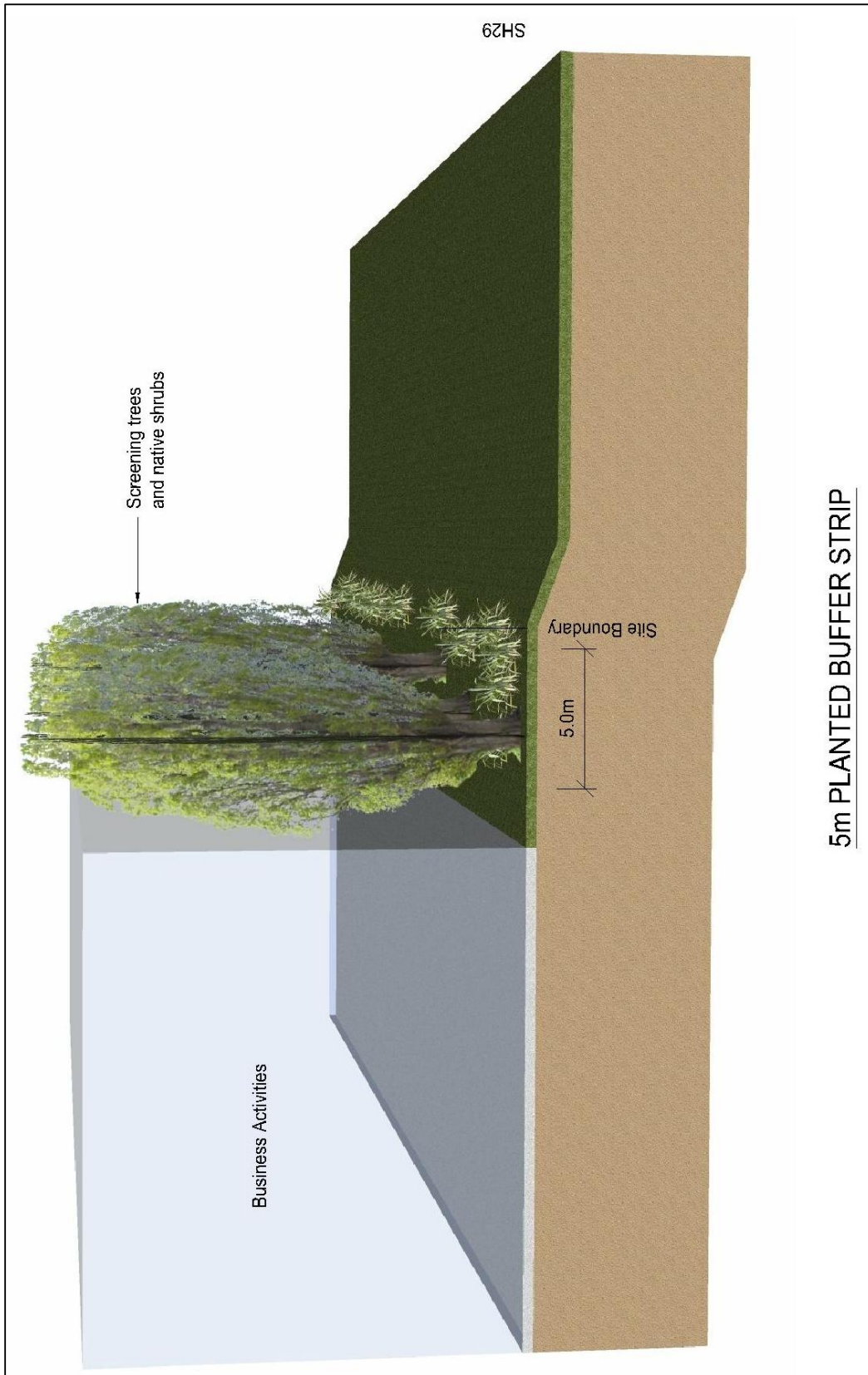


Appendix 18C: Industrial Streetscape Rule Plan and Typical Cross-Section



Appendix 18D: Tauriko Business Estate Mitigation, Landscape Features and Buffer Zones







Appendix 18E: Tauriko Business Estate Mitigation and Landscape Features: Species List

Notes:

1. The following list identifies species suitable for different applications within the Tauriko Business Estate. Species not listed may be also used with the approval of Council where they have the same or similar environmental mitigation and/or amenity characteristics;
2. Where the term 'species' is noted against a botanical name, the species is to be approved by Council at the time of landscape plan approval.

Botanical Name	Common Name	Taurikura Drive	Property Frontage	Connector Road	Stormwater Area	Visual Mitigation Buffer	Escarpment Mitigation	Buffer Strip Zone
Acer buergerianum	Trident maple		✓					
Acer davidii	David's maple		✓					
Acer griseum	Paper bark maple		✓					
Acer platanoides	Norway maple		✓					
Acer rubrum			✓					
Agathis australis	Kauri	✓			✓	✓		
Agathis robusta	Queensland kauri	✓						
Alectryon excelsus	Titoki			✓	✓	✓		
Aristotelia serrata	Makomako				✓		✓	✓
Astelia grandis					✓			
Baumea articulata	Jointed twig rush				✓			
Baumea juncea					✓			
Baumea rubiginosa					✓			
Baumea tenax					✓			
Beilschmiedia tarairi	Taraire				✓			
Blechnum species					✓			
Bolboschoenus fluviatilis	Marsh clubrush				✓			

Botanical Name	Common Name	Taurikura Drive	Property Frontage	Connector Road	Stormwater Area	Visual Mitigation Buffer	Escarpment Mitigation	Buffer Strip Zone
Carex geminata					✓		✓	
Carex secta	Purei				✓		✓	
Carex virgata					✓		✓	
Carpodetus serratus	Putaputaweta				✓		✓	
Coprosma grandifolia	Kanono				✓		✓	
Coprosma lucida	Karamu				✓	✓	✓	✓
Coprosma propinqua	Mingimingi				✓		✓	
Coprosma repens	Taupata				✓	✓	✓	✓
Coprosma robusta	Karamu				✓	✓	✓	✓
Coprosma tenuicaulis	Hukihuki				✓		✓	
Coprosma tenuifolia	Wavy leaved coprosma				✓			
Cordyline australis	Ti kouka				✓	✓		✓
Cornus florida	Flowering dogwood		✓					
Cornus nutalli	Pacific dogwood		✓					
Cortaderia fulvida	Toitoe				✓	✓	✓	✓
Cortaderia toetoe	Toitoe				✓	✓	✓	✓
Corynocarpus laevigatus	Karaka				✓			
Cyperus ustulatus	Giant umbrella sedge				✓			
Dacrycarpus dacrydioides	Kahikatea				✓	✓		
Dacrydium cupressinum	Rimu	✓	✓		✓			
Dodonaea viscosa	Akeake				✓	✓	✓	✓
Dysoxylum spectabile	Kohekohe				✓			

Botanical Name	Common Name	Taurikura Drive	Property Frontage	Connector Road	Stormwater Area	Visual Mitigation Buffer	Escarpment Mitigation	Buffer Strip Zone
<i>Eleocharis sphacelata</i>	Bamboo spike sedge				✓	✓	✓	
<i>Entelea arborescens</i>	Whau				✓		✓	
<i>Fagus species</i>	Beech			✓				
<i>Gingko biloba</i>	Gingko		✓			✓		✓
<i>Griselinia littoralis</i>	Broadleaf				✓	✓	✓	✓
<i>Hebe corriganii</i>	Koromiko				✓	✓	✓	
<i>Hebe stricta</i>	Koromiko				✓	✓	✓	✓
<i>Hedycarya arborea</i>	Porokaiwhiri				✓		✓	
<i>Hoheria populnea</i>	Lacebark				✓			
<i>Juncus australis</i>					✓			
<i>Juncus edgariae</i> syn. <i>gregiflorus</i>					✓			
<i>Juncus pallidus</i>					✓			
<i>Knightia excelsa</i>	Rewarewa			✓	✓	✓	✓	✓
<i>Kunzea ericioides</i>	Kanuka				✓	✓	✓	
<i>Laurelia novae-zelandiae</i>	Pukatea				✓			
<i>Lepidospermum australe</i>					✓		✓	
<i>Leptospermum scoparium</i>	Manuka				✓	✓	✓	✓
<i>Liquidambar styraciflua</i>	Liquidambar					✓	✓	✓
<i>Liriodendron tulipifera</i>	Tulip tree	✓	✓					✓
<i>Macropiper excelsum</i>	Kawakawa				✓	✓	✓	
<i>Melicytus ramiflorus</i>	Mahoe				✓	✓	✓	
<i>Meryta sinclarii</i>	Puka				✓		✓	

Botanical Name	Common Name	Taurikura Drive	Property Frontage	Connector Road	Stormwater Area	Visual Mitigation Buffer	Escarpment Mitigation	Buffer Strip Zone
Myoporum laetum	Ngaio				✓	✓	✓	✓
Myrsine australis	Mapou				✓	✓	✓	
Nyssa sylvatica	Tupelo		✓					
Olearia rani	Heketara				✓			
Olearia solandri	Coastal tree daisy				✓	✓	✓	
Phormium tenax	Harakeke				✓	✓	✓	✓
Phormium cookianum	Wharariki				✓			
Phyllocladus glaucus	Toatoa				✓	✓		
Phyllocladus trichomanoides	Tanekaha				✓			
Pittosporum crassifolium	Karo				✓	✓	✓	✓
Pittosporum tenuifolium	Kohuhu				✓	✓	✓	✓
Plagianthus regius	Ribbonwood				✓	✓	✓	
Platanus species	Plane		✓		✓			
Podocarpus totara	Totara				✓	✓	✓	
Poplar varieties	Poplar							✓
Prumnopitys ferruginea	Miro				✓	✓		
Prumnopitys taxifolia	Matai				✓	✓		
Pseudopanax arboreus	Five finger				✓	✓	✓	✓
Pseudopanax crassifolius	Lancewood				✓	✓	✓	
Pseudopanax laetus					✓			
Pseudopanax lessonii	Houpara				✓	✓	✓	
Quercus species	Oak	✓		✓				

Botanical Name	Common Name	Taurikura Drive	Property Frontage	Connector Road	Stormwater Area	Visual Mitigation Buffer	Escarpment Mitigation	Buffer Strip Zone
Salix varieties	Willow							✓
Schefflera digitata	Pate				✓	✓	✓	
Schoenoplectus validus	Lake clubrush				✓			
Sequoia sempervirens	California redwood	✓			✓		✓	
Sophora microphylla	Kowhai			✓	✓		✓	
Syzygium maire	Maire tawaki				✓		✓	
Taxodium distichum	Swamp cypress				✓	✓		
Tilia species	Lime		✓	✓				
Vitex lucens	Puriri			✓	✓			
Weinmannia racemosa	Kamaha				✓		✓	

Appendix 18F: Tauriko Business Estate Stormwater Management Criteria

Note: The following actions shall be implemented in the Urban Growth Plan area. These provisions will be implemented using several mechanisms, including the City Plan, Design Standards, and the process of granting individual development consents.

No	Action	Mechanism
1	The provisions of the TCC Infrastructure Development Code is a means of compliance with the standards of Plan.	Plan Infrastructure Development Code
2	No building shall be located in the 50-year flood plain.	City Plan and subdivision consent
3	All developments shall provide a stormwater management plan demonstrating: Their primary stormwater drainage discharges to an approved system; How surface flows will pass without causing erosion or flooding of buildings; How surface flows will be captured, or pass safely downstream; Management of run-off peaks to downstream so they are no greater than from the pre-development catchment.	City Plan Infrastructure Development Code Stormwater Management Plan (SWMP)
4	Subdivision consent conditions shall be applied to ensure the provisions of the SWMP are applied comprehensively to all developments on the Tauriko Business Estate Structure Plan area.	Subdivision consent
5	The 50-year ARI flood peaks from each sub-catchment/pond system shall be no greater than 50% of the pre-development peak run-off rates (i.e., existing pastoral land use). The 2-year ARI flood peaks shall be reduced to 30% of the pre-developed peak run-off rates. These targets can be achieved through a range of measures including low-impact design flood detention ponds, in-stream attenuation areas, etc.	Discharge Consent conditions Infrastructure Development Code Urban Growth Plan provisions
6	Best management practice for sediment and contaminant removal shall be required on all development areas.	City Plan SWMP
7	All stormwater treatment devices shall have adequate access for maintenance.	Infrastructure Development Code, City Plan
8	Stream and riparian areas shall be enhanced with protection works and planting.	City Plan, SWMP, Outline development plan, Cultural Heritage Management Plan
9	All site developments (both subdivision earthworks and subsequent building excavations and earthworks) shall comply with Bay of Plenty Regional Council requirements. (e.g., <i>Erosion and Sediment Control Guidelines for Land Disturbing Activities</i> , 2001/03).	City Plan, Regional Land and Water Plan
10	Education of the general public, property developers and contractors shall be a focus for both Regional and City Council.	Councils
11	All structures with natural channel upstream shall provide for fish passage. Structure design shall incorporate cascading weirs or other suitable permanent fish passage (for eels and inanga) into the outlet works of all in-stream structures.	Resource Consent for stormwater discharge
12	All structures in the Kopurererua Stream shall be designed with adequate clearance in accordance with the requirements of the <i>New Zealand Transport Agency Bridge Design Manual</i> .	Resource Consent design and conditions

No	Action	Mechanism
13	Site development shall include on-site containment and treatment devices. Sediment and contaminants shall be removed in accordance with the best standards and practices.	Infrastructure Development Code for Development, NZ Building Code, maintenance programme

Appendix 18G: Tauriko Business Estate Services Strategy Statement and Sequencing Schedule

This statement describes key proposals for the development of infrastructure at Tauriko Business Estate.

Appendix 18G.1 Rooding

Transport services are all road based, with no available alternatives such as rail. Provision for road access to the site is external, relating to the connection to the existing arterial network, and internal, relating to the functional hierarchy of access within the development.

Appendix 18G.1.1 External Rooding

Improvements to the intersections of Cambridge Road/State Highway 29, and Belk Road/State Highway 29 will be required, whether or not development at Tauriko takes place.

Improvements (additional left slip lanes as shown on Concept Diagram, Mitigation Measures and Staging at Lakes and Route K/SH29 Roundabouts, Drawing No. Z1040601, Sheet No. G004, Rev. B Diagram 12) will be required at the intersection of Takitimu Drive/State Highway 29 and the intersection of Takitimu Drive/Taurikura Drive as a result of the development at Tauriko. Timing is tied to the staging of development. These works are shown on an inset to the Structure Plan.

As a result of the business land development at Tauriko either:

- Interim improvements to the intersection of Belk Road/State Highway 29 will need to occur; or
- If a long-term solution for that intersection is developed before such an interim solution being implemented, the long-term solution will need to occur earlier.

Any such intersection improvements will require substantial reconstruction of part of the State Highway. Diagram 11 (Concept Diagram, Mitigation Measure at Belk Road) illustrates the type of intersection improvements likely to be required as an interim solution, while the location of the proposed works is shown on Urban Growth Plan 8. Note that the final design of any interim solution may differ from that shown.

Before any intersection improvements proceed, separate notice of requirements and designation procedures under the RMA may need to be completed.

Belk Road will be upgraded to a width and pavement standard suitable for heavy commercial vehicles. The design of the improvements will include provision of streetlights near the intersection with Taurikura Drive, and footpaths and kerbs to provide a safe environment for vehicles and pedestrians.

In association with the New Zealand Transport Agency and the Tauranga City and Western Bay of Plenty District Councils, preliminary investigations have been undertaken to assess the benefit of providing a possible re-alignment of State Highway 29 to bypass Tauriko that will pass through the Structure Plan area. While the bypass is not on the NZTA 10-year plan, nor required to serve the business estate, there is significant merit in considering possible route options that could be protected for the future.

The staging of development means route choices exist that will not become critical to development planning for several years, so the parties involved will continue to co-operate to achieve the best option. A possible future alignment for the bypass is shown indicatively on the Urban Design Plan for the Tauriko Business Estate included as *Diagram 6, Section 6 of the Plan Maps (Part B)*.

Should a decision be made to proceed with the bypass, the route will require authorisation by way of a publicly notified requirement for designation under the Resource Management Act. A notice of requirement will address the mitigation of any actual or potential environmental effects of the proposed road.

If the Tauriko Bypass is constructed, the improvements to the Belk Road/State Highway 29 intersection described above are unlikely to be required.

Appendix 18G.1.2 Internal Rooding

The internal road hierarchy comprises a sub-arterial (Spine) road, other collector roads and pedestrian/walkway routes as shown on the Urban Design Plan for the Tauriko Business Estate included as *Diagram 6, Section 6 of the Plan Maps (Part B)*.

A road cross-section is shown for Taurikura Drive in *Appendix 18J – Tauriko Business Estate Typical Road Plans and Cross Sections*.

Road	Function	Design Features
Sub-arterial (Taurikura Drive)	<p>Mobility route connecting all stages of development to the surrounding arterial network.</p> <p>Operates as a green link delivering a high-quality street environment, and provides mitigation of visual effects.</p>	<p>Posted speed - 60 km/h.</p> <p>Intersection spacing as shown on SP 14.</p> <p>Reserve width - 27m.</p> <p>Provision for public transport - bus embayments/shelters at 400m maximum spacings.</p> <p>Pedestrians - pathways both sides.</p> <p>Provision for a cycleway, central raised median, and landscaping.</p>
Collector roads	<p>Mixed access routes connecting to Taurikura Drive.</p> <p>Operate as a green link and provide mitigation of visual effects.</p>	Council standards.

Taurikura Drive includes intersections that will be controlled by large roundabouts. It has 2 lanes, except where it approaches the intersection with Takitimu Drive where this increases to 4 lanes to accommodate increased flows.

Wintrebre Lane is a public road that is partly situated within the Tauriko Business Estate. That part of Wintrebre Lane within or which connects to the Business Estate directly from State Highway 29 shall be severed as a prerequisite to Stage 3A, B, or C industrial development occurring. Legal and practical access for those properties within the Tauriko Business Estate which have such access to Wintrebre Lane must be retained until legal and practical access to a new alternative alignment to link those properties to the Spine Road has been provided. Such alternative legal road access must be provided prior to industrial development in stage 3A, B, or C industrial occurring.

The Structure Plan also shows road improvements and ramps to provide access from Gargan Road to Taurikura Drive. These ramps are indicative only, as they are not required to enable the servicing of the Tauriko Business Estate. There is also no provision for funding by Development Impact Fees. The purpose of showing the ramps is only to flag the long-term potential for rural land at Gargan Road to be used for urban purposes, and that an option for access from Gargan Road to Taurikura Drive be kept open. This needs to occur without placing unreasonable or unfair restrictions on land owner(s). At the time a subdivision or development occurs on the land where the ramps are indicated, a decision will need to be made by Council on the most appropriate outcome. In the event that Gargan Road was to be connected to Taurikura Drive, additional traffic would need to be prevented from using the Gargan Road/State Highway 29 intersection. Measures to address this may include stopping parts of Gargan Road and/or the use of road design and traffic management measures.

The Structure Plan indicates an overbridge and ramps to provide access from Gargan Road to the Spine Road. Once construction of this road access or an agreed alternative access from Gargan Road to the Spine Road is in place, access for traffic from the Tauriko Business Estate to State Highway 29 via Gargan Road intersection must be severed permanently by legally stopping Gargan Road.

Until physical connection between the Spine Road and State Highway 29 / Gargan Road intersection is severed for all traffic by legally stopping part of Gargan Road, no direct vehicle access shall be provided from Stage 2A of the Tauriko Business Estate (as shown on Diagram 9) to Gargan Road. At no time shall direct vehicle access be provided from stage 2A to any part of Gargan Road which has a physical connection to the State Highway 29/Gargan Road intersection.

A primary public transport network is provided along Taurikura Drive, with opportunities for secondary routes along collector roads if required.

Further consideration may be given to connecting Taurikura Drive to SH29 once the potential by-pass route through Tauriko is constructed and SH29 becomes a local road.

Provision for cycles and pedestrians include:

- Links to Pyes Pa West residential area;
- Crossing points separated from roundabouts;
- Median refuges on Taurikura Drive;
- Off-road routes along stormwater corridors.

Appendix 18G.2 Wastewater

The management of wastewater from the Tauriko Business Estate shall be undertaken by a combination of gravity and limited rising mains and pump stations to the main pump station that is to be constructed near the Kopurererua Bridge at State Highway 29. The location of these works is identified in the structure plan for the Tauriko Business Estate appended to the Council's Development Contributions Policy. This pump station is within the Pyes Pa West Urban Growth Area Plan and will discharge via twin rising mains to a new gravity sewer at Barkes Corner and into the existing Maleme Street pump station.

The existing Council system, into which it is intended to direct wastewater, cannot accommodate design flows for the development. The Council is to construct a pipeline to redirect catchments in Tauranga South to the Te Maunga Treatment Plant. The Tauriko Business Estate development will then be unrestricted by wastewater disposal capacity. Development staging and infrastructure provisions will be managed accordingly.

Appendix 18G.3 Stormwater

The land drains largely to the Kopurererua Stream to the north with some to the Wairoa River to the south. In accordance with best practice, peak stormwater run-off rates and discharge volumes will be managed by the construction of a number of stormwater detention ponds. These ponds will also deal with stormwater quality and provide visual, ecological and passive recreational functions.

To achieve this multi-functional purpose, the stormwater ponds will generally have a sediment forebay for retaining coarse sediment, and a densely vegetated main pond for settling out fine sediment and contaminants. The vegetation will comprise rush and sedge species designed to reduce the potential for channelisation of stormwater flow and to maximise settlement of fine particles.

The ponds will not be lined. A permanent volume of water to assure quality will be retained in the ponds, additional to storage volume. This water quality volume will be replenished by ground and spring water, as well as run-off passing through. This recharge, in combination with the vegetation, will reduce the potential for mosquito populations and odour nuisances.

Peak run-off will be reduced to pre-development rates in the same manner as the stormwater system being developed for Pyes Pa West Urban Growth Area.

Summary details of the proposed stormwater management system are shown on the structure plan for the Tauriko Business Estate appended to the Council's Development Contributions Policy.

Stormwater reticulation and ponds are limited to standard stormwater run-off criteria. Businesses which have a higher risk of contamination are to have restrictions and conditions placed on them to provide on-site treatment in accordance with standard Council practice.

Appendix 18G.4 Water Supply

There are two principal sources of water to supply both the Pyes Pa West Urban and the Tauriko Business Estate developments.

The treatment plant at Oropi Rd supplies low-pressure water to Barkes Corner from which the initial supply to the developments will come. This system can service areas only below the RL 40-metre contour to maintain the minimum domestic supply pressure of 300kpa. A high-level supply will be put in place above the 40-metre contour.

A limited amount of development (500 household unit equivalents) can occur before the construction of a double-fed water main is provided.

A small area (about 5 hectares) of development can be serviced from the existing Cambridge Road reservoir and reticulation.

Internal reticulation is designed to ensure that 100 litres/second can be delivered where specified to any part of the development as a Fire Service requirement.

Appendix 18G.5 Utilities

Appendix 18G.5.1 Electricity

Electricity will be provided to the site in line with staging and will deliver the minimum general industry standard of 100 Amps per site.

Sufficient supply is available and security of supply will be provided through industry best practice.

Appendix 18G.5.2 Gas

Vector Gas will supply gas and there is sufficient supply.

The existing gas transmission line is protected by way of an easement over part of the site. This line may require relocation. The cost of relocation will not be met by the Council or funded through Development Contributions.

Appendix 18G.5.3 Telecommunications

Full industry standard service is available to the development.

Appendix 18G.6 Infrastructure Efficiency

The design, delivery and staging of infrastructure will be undertaken to deliver a sustainable system that reflects industry best practice. Staging has been defined that will ensure a logical development sequence.

Full industry standard service is available to the development.

Appendix 18G.7 Sequencing Schedule

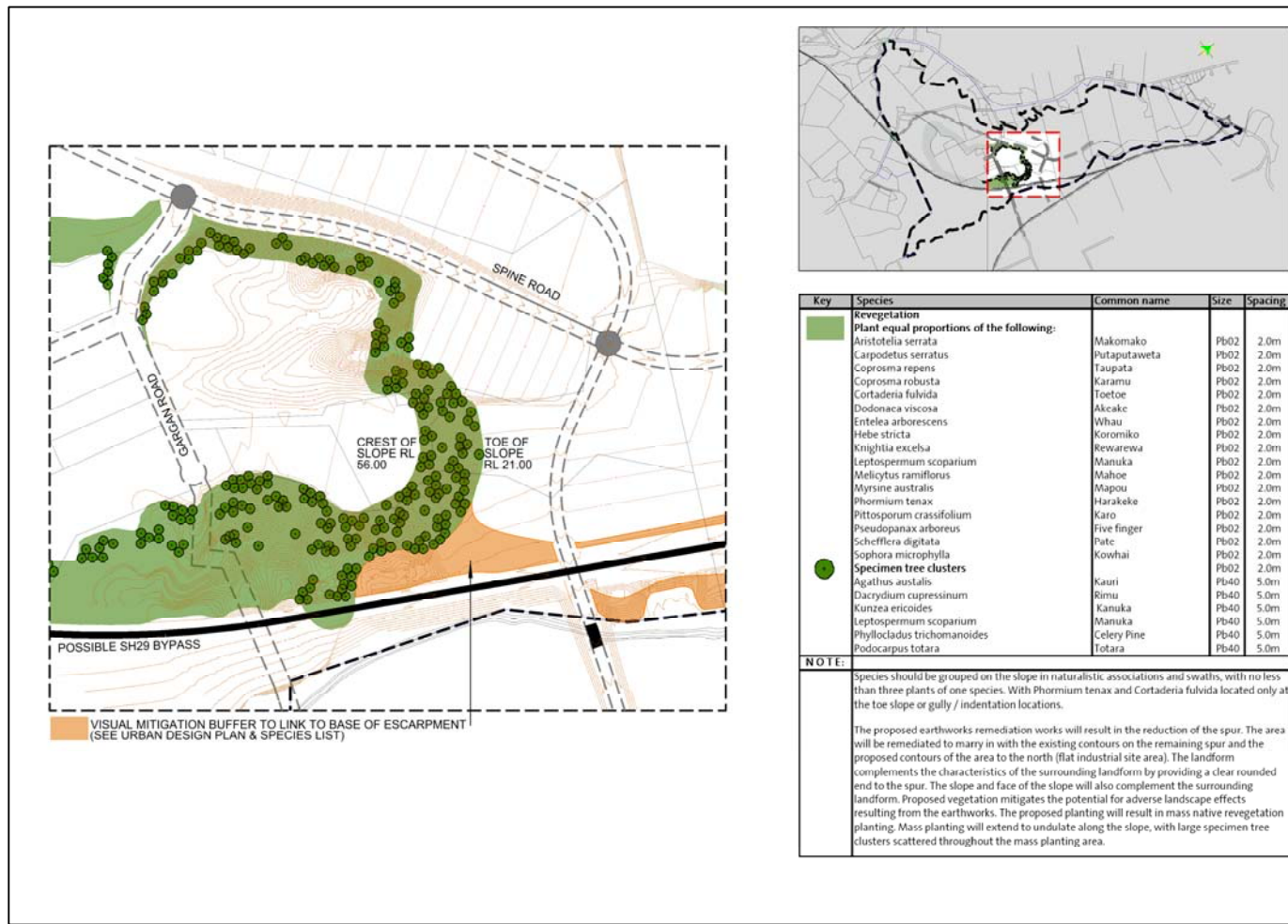
The sequence of subdivision and land development shall be in accordance with the following Sequencing Schedule:

Note: Reference should also be made to the requirements set out in clauses g), h) and i) of Rule 12E.3.1.10 – Subdivision Within the Tauriko Business Estate:

Stage as shown on Services Structure Plan	Prerequisite to any resource consent being granted or to any land-use activity being established	Prerequisite to land use and subdivision relevant to Rule 18A.16 c)
1	Taurikura Drive designed and alignment determined for Stage 1.	Pyes Pa bypass connection to SH29 completed. Plant and fence off visual mitigation buffer adjacent to development. Southbound left-slip lane from SH29 to Takitimu Drive. Left-slip lane to Pyes Pa west from Takitimu Drive. Left-slip lane from Takitimu Drive to S29.
2A	Taurikura Drive and Kennedy Road link and bridge designed and alignment determined for Stage 2A. Final design and associated estimated cost for the Belk Rd/SH29 intersection or for such other alternative southern access to SH29 approved by statutory road authorities.	Taurikura Drive formed and vested in Council for Stage 1. Double end fed water supply provided via Kennedy Road Link Route. Left-slip lane from Taurikura Drive to Takitimu Drive. Plant and fence off visual mitigation buffer adjacent to development. Northbound left-slip lane from SH29 to Takitimu Drive.

Stage as shown on Services Structure Plan	Prerequisite to any resource consent being granted or to any land-use activity being established	Prerequisite to land use and subdivision relevant to Rule 18A.16 c)
2B	Gargan Road upgrading designed, including access from Gargan Road to the Spine Road.	Prerequisites for Stages 1 and 2A. Spine Road formed and vested in Council for Stage 2A. Road access and services provided from Spine Road to Gargan Road. Gargan Road upgraded. Physical connection between the Spine Road and State Highway 29/Gargan Road intersection is severed for all traffic by legally stopping Gargan Road.
3A	Taurikura Drive designed and alignment determined for Stage 3A. Intersection of Belk Rd/SH29 designed to a standard approved by statutory road authorities, all necessary statutory authorisations are obtained, and any additional land needed is acquired.	Spine Rd formed and vested in Council for Stage 3A. Road access and services provided from Spine Road to Gargan Road. Physical connection between the Spine Road and State Highway 29/Gargan Road intersection is severed for all traffic by legally stopping Gargan Road. That part of Wintrebre Lane within or which connects to the Tauriko Business Estate directly from State Highway 29 is severed for all traffic by legally stopping part of the road. Intersection of Belk Rd/SH29 upgraded, or an agreed alternative provided, to a standard approved by statutory road authorities. 10m planted buffer strip at Belk Rd established. Stormwater pond C constructed and acceptable for vesting in Council. Kennedy Rd link and bridge constructed and acceptable for vesting in Council.
3B	Prerequisites as for Stage 3A. Gargan Road upgrading is designed including access from Gargan Road to the Spine Road.	Prerequisites for Stage 3A. Gargan Road upgraded.
3C	Prerequisites as for Stage 3A. Stormwater ponds and floodway are designed with supporting analysis to show that adverse flooding effects are mitigated and required earthworks and discharge consents granted.	Prerequisites for Stage 3A. Stormwater ponds and floodway established.

Appendix 18H: Tauriko Business Estate – Gargan Road Escarpment Final Contour and Landscape Plan



Appendix 18I: Tauriko Business Estate Mitigation and Landscaping Specification

Mitigation Type	Purpose	Dimension	Planting Density and Specification	Plant Size at Time of Planting
Taurikura Drive street trees	Mitigation of effects on distant views. Streetscape enhancement.		1 tree/15m general spacing. Both sides of street. Central median planted in grass with 1 tree/10m general spacing. For roundabout diameters less than 10m no trees in centre, for diameters > 10m more than one tree can be planted.	PB150. PB150.
Connector road street trees	Mitigation of effects on distant views. Streetscape enhancement.		1 tree/15m general spacing for both sides of street.	PB150.
Visual extension of green corridor	Completes links between riparian areas and escarpment.	5m width protected from buildings by building line restriction.	1 tree/15m general spacing.	PB95.
Visual mitigation buffer	Screening near views from Pyes Pa West to Business Industrial Area.	As shown on Outline development plan. Where the natural slope has been altered by earthworks, it shall be cut to a maximum of 30° (1V:2H), before to topsoil replacement.	Revegetation species on steep slopes at 1m spacing, free from defect, pest and disease. Soil appropriately conditioned. Top 5m section of bank - 2 rows of trees at 5m spacing. Trees true to form. Native and exotic species appropriate for screening and achieving a height of at least 15m.	PB3. Trees minimum PB95 grade.

Mitigation Type	Purpose	Dimension	Planting Density and Specification	Plant Size at Time of Planting
Taurikura Drive street trees	Mitigation of effects on distant views. Streetscape enhancement.		<p>1 tree/15m general spacing.</p> <p>Both sides of street.</p> <p>Central median planted in grass with 1 tree/10m general spacing.</p> <p>For roundabout diameters less than 10m no trees in centre, for diameters > 10m more than one tree can be planted.</p>	<p>PB150.</p> <p>PB150.</p>
Stormwater Management Area	Enhancing amenity values, ecological functioning and stormwater contaminant removal. Screening mid-range views into the Commercial Business and Industrial Business Areas.	As shown on Outline development plan, but generally not less than 20m wide.	<p>Species that are invasive, weedy or likely to infest waterways shall be avoided.</p> <p>Revegetation species at 1m spacings.</p> <p>Root trainer plants at 3 plants/m².</p> <p>Trees in clump plantings at 5m spacings, 10 trees/ clump, and maximum spacing of 50m between clumps.</p> <p>Half area in open grassland.</p> <p>Pond species provided.</p>	<p>Reveg species PB3.</p> <p>Root trainers may used for wetland areas.</p> <p>Trees minimum PB95 grade.</p>
Zone interface buffer strip	Screening short-and mid- range views into the Industrial Business Area.	<p>80m separation area including a 10m-wide planted buffer located a minimum distance of 50m from the boundary of any Rural Zoned property.</p> <p>Vegetation heights controlled to avoid shading as shown in Appendix 18D.</p>	<p>3 rows of staggered tree planting at 5m intervals.</p> <p>Soil appropriately conditioned.</p>	<p>Shrubs PB3.</p> <p>Trees minimum PB95 grade.</p>

Mitigation Type	Purpose	Dimension	Planting Density and Specification	Plant Size at Time of Planting
Taurikura Drive street trees	Mitigation of effects on distant views. Streetscape enhancement.		1 tree/15m general spacing. Both sides of street. Central median planted in grass with 1 tree/10m general spacing. For roundabout diameters less than 10m no trees in centre, for diameters > 10m more than one tree can be planted.	PB150. PB150.
Escarpment mitigation	Re-establishment of ground cover and trees on modified escarpments that provide a backdrop to industrial and commercial buildings.	As shown on the Tauriko Business Estate Outline Development Plan.	Revegetation species at 2m spacing. Scattered clusters of mixed deciduous species.	PB2. PB40.
Escarpment protection on escarpment area – Gargan Road	Reinstatement of natural ground contours and planting of revegetation species and specimen trees.	See Tauriko Outline Development Plan and Gargan Road Final Contour and Earthworks plan.	2 rows of staggered tree planting at 5m intervals. Shrubs between. Soil appropriately conditioned. Planting of revegetation species at 2 metre centres. Planting of specimen trees at 5 metre centres.	Shrubs PB3. Trees 2m minimum Revegetation species PB02. Specimen trees PB40.

Appendix 18J: Tauriko Business Estate Typical Road Plans and Cross-Sections

