Appendix 3.2.3 Tamahere Business Zone - Development Plan Guideline

1 Introduction
1.1 The Development Plan should include relevant plans and explanatory text to thoroughly describe all development aspects of the proposal. The development plan is to be developed in accordance with the Tamahere Design Guide, the Tamahere Concept Plan and comply with the relevant rules in Chapter 19 Business Zone Tamahere.

1.2 The site development information below provides a general guide to what may be required to be included in the development plan. This list is not necessarily exhaustive and additional information may be required.

2 Site Development Information
2.1 Site plan/s illustrating the proposed site development indicating all relevant boundaries, site area and dimensions. In particular, plans should include but not be limited to the following information:

(a) The location and size of all proposed buildings
(b) All required boundary setback distances
(c) Shading
(d) Pedestrian linkages - including connections between walkways within the development area, walkways under verandahs and connections to adjacent sites and the road
(e) Cycle ways and cycle parking areas
(f) Vehicular access points, access sight and separation distances, design and safety of access in relation to vehicular, pedestrian and public transport movements
(g) On-site vehicle manoeuvring, loading and queuing space
(h) Location, number and dimensions of parking
(i) Provision for public transport
(j) Service areas
(k) Location of stormwater detention ponds, stormwater discharge pipes, the wastewater treatment facility and wastewater disposal areas
(l) Landscaping (a comprehensive landscaping plan is required as a separate document)
(m) Topographical features including existing landscape and natural features and how the site is to be modified. Information to be provided must include indicative contours and spot heights; the location and manner in which areas are to be excavated, filled, planted, grassed, sealed or paved.

2.2 Development staging
(a) Include details of any proposed staging, including staged plans and timing.

2.3 Individual building details, including elevation plans that include:
(a) Building orientation
(b) Building scale
(c) Building height
(d) Building form and shape
(e) Roof form
2.4 External design element details including information on the following:
   (a) External wall cladding
   (b) Roof materials
   (c) Windows
   (d) Doors
   (e) Verandahs
   (f) Detail elements / decoration
   (g) Colour schemes
   (h) Shop frontage and signage
   (i) Glazing and reflectivity
   (j) External signage
   (k) Artificial lighting location and design
   (l) Fences, pergolas, archways (including the Waharoa) and gateways
   (m) Paving materials and design
   (n) Street furniture
   (o) Streetscape character.

2.5 Explanation of how overall design, scale, form and shape of buildings are consistent with local heritage buildings:
   (a) Internal layout of buildings
   (b) Internal floor plans
   (c) Gross leasable floor area of individual tenancy, including outdoor area available to the lessee
   (d) Common space
   (e) Service areas.

2.6 Wastewater system details:
   (a) Detailed on-site wastewater treatment facility specifications, design and location of effluent disposal fields.

2.7 Low impact stormwater management, including the location and design details of the following:
   (a) Stormwater detention tanks and/or ponds
   (b) Rain gardens and/or other soakage devices
   (c) Decorative ponds with stormwater storage capacity
   (d) Permeable paving
   (e) Provision for stormwater treatment
   (f) Discharge outlet location and dimensions.

2.8 Landscape plan:
   (a) Site plan illustrating overall landscape design
   (b) Planting schedule, methodology and planting plan
   (c) Landscaping materials and design details.

2.9 Earthworks management plan
   (a) Guidelines for managing soil-disturbing activities are available from the Waikato Regional Council
   (b) Assessment of historic heritage on the site, and methods as to how historic heritage will be avoided or managed throughout the development process, including any relevant
information on Heritage New Zealand Pouhere Taonga Act 2014, required and/or obtained or specifically approved, discovery protocols for archaeology.

**Note:**
All plans must be drawn to a commonly-used metric scale (for example, 1:250, 1:200, 1:100 or an approved alternative) with a north point, title, reference number, scale and the date plans were drawn.