

34.6 Business Area Standards

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34.6.1 ACTIVITIES STANDARDS

These standards apply to all activities in Business Areas.

34.6.1.1 Noise

Noise (emitted and received within Business 1 Areas)

34.6.1.1.1 Noise emission levels from activities in Business 1 Areas when measured at or within the boundary of any site or at the outside wall of any building on any site other than the site from which the noise is emitted in Business 1 Areas shall not exceed the following limits:

At all times 60dB L_{Aeq} (15 min)

At all times 85dB L_{AFmax}

Note, the term Noise Emission Level is defined in Section 3.10.

This rule applies to those sources that can be readily controlled by the noise performance standards. Other day to day activities which

Noise (emitted and received within Business 2 Areas)

34.6.1.1.2 Noise emission levels from activities in Business 2 Areas when measured at or within the boundary of any site or at the outside wall of any building on any site other than the site from which the noise is emitted in Business 2 Areas shall not exceed the following limits:

At all times 65dB L_{Aeq} (15 min)

At all times 85dB L_{AFmax}

may cause a noise nuisance can be controlled using the excessive noise provisions of the Act as well.

34.6.1.1.3 Where it is impractical to measure outside the building, measurements shall be made inside (with windows closed). Where indoor measurements are made, then the noise limits stated above shall be reduced by 15dB.

Note, all activities have a duty to avoid unreasonable noise under section 16 of the Resource Management Act regardless of the standards set in this Plan. At all times

34.6.1.1.4 In relation to standard 34.6.1.1 where activities have been noise insulated in the vicinity of the site, to protect noise-sensitive uses (including residential use), then this shall not allow activities to increase noise emission levels above those that would apply if the noise insulation had not been undertaken.

Council retains its power under the Act to ensure that the general duty under sections 16 and 17 to avoid

34.6.1.1.5 The noise limits set in standard 34.6.1.1.1 do not apply to noise from port related activities located in the Operational Port Area. Noise from the Operational Port Area must comply with the Port Noise rules set out in standard 34.6.1.65.

unreasonable noise and avoid, remedy or mitigate any adverse effects of activities on the environment is met, and section 326 may be used to control

Noise (emitted within Business Areas received in other Areas)

34.6.1.1.6 Noise emission levels from activities in Business Areas when measured at or within the boundary of any residential site, in Centres, Residential and Rural Areas shall not exceed the following limits:

excessive noise. The best practicable option shall be adopted to ensure that the emission of noise does not exceed a reasonable level.

Centres

At all times 60dB L_{Aeq} (15 min)

At all times 85dB L_{AFmax}

Inner Residential Area

Monday to Sunday 7am to 10pm 50dB L_{Aeq} (15 min)

Monday to Sunday 10pm to 7am 40dB L_{Aeq} (15 min)

Monday to Sunday 10pm to 7am 70dB L_{AFmax}

Outer Residential Area

Monday to Sunday	7am to 7pm	50dB L _{Aeq} (15 min)
Monday to Sunday	7pm to 10pm	45dB L _{Aeq} (15 min)
Monday to Sunday	10pm to 7am	40dB L _{Aeq} (15 min)
Monday to Sunday	10pm to 7am	65dB L _{AFmax}

Rural Areas

At all times 55dB L_{Aeq} (15 min)

and

on any conceptual boundary of a residential building in the Rural Area:

Monday to Sunday	7am to 8pm	45dB L _{Aeq} (15 min)
Monday to Sunday	8pm to 7am	35dB L _{Aeq} (15 min)
Monday to Sunday	8pm to 7am	60dB L _{AFmax}

34.6.1.2 Fixed Plant Noise

34.6.1.2.1 Noise emission levels in Business 1 Areas from fixed plant when measured at or within the boundary of any site, or at the outside wall of any building on any site, other than the building or site from which the noise is emitted on shall not exceed the following limits:

At all times	55dB L _{Aeq} (15 min)
Monday to Sunday 10pm to 7am	80dB L _{AFmax}

34.6.1.2.2 Noise emission levels in Business 2 Areas from fixed plant when measured at or within the boundary of any site, or at the outside wall of any building on any site, other than the building or site from which the noise is emitted on shall not exceed the following limits:

At all times	65dB L _{Aeq} (15 min)
Monday to Sunday 10pm to 7am	85dB L _{AFmax}

34.6.1.2.3 The noise limits set in standards 34.6.1.2.1 and 34.6.1.2.2 do not apply to fixed plant located in the Operational Port Area. Noise from the Operational Port Area must comply with the Port Noise rules set out in standard 34.6.1.65.

34.6.1.2.4 Noise emission levels from fixed plant in Business Areas must comply with standard 34.6.1.1.5.

34.6.1.2.5 The noise limits set in standard 34.6.1.2.1 shall not apply to fixed plant that is used solely for emergency purposes. Examples of such equipment are standby generator sets that are used to supply electricity only at times of electrical supply failure, or for plant used only during life threatening situations such as smoke fans or sprinkler pumps. This fixed plant is exempt from the noise limits provided that it:

- (i) only operates for maintenance between 8am and 5pm weekdays, and
- (ii) can comply with standard 34.6.1.1.1 and 34.6.1.1.5, or
- (iii) is an electricity generator sets that can only be used on an emergency basis and is not used to generate power for the national grid.

34.6.1.3 Electronic Sound Systems Noise

34.6.1.3.1 The Noise Emission Levels in any public space (including streets and parks) generated by electronic sound systems shall not exceed

Aspects of these measurement and

~~75dBA L₁₀ 75dB L_{Aeq}~~ when measured over any 2 minute period. In any event the measurements shall be made no closer than 0.6 metres from any part of a loudspeaker and at a height no greater than 1.8 metres (representative of the head of a passer-by).

assessment criteria for electronic sound systems are different from and take precedent over the corresponding criteria that are set out in the Definitions Section of this Plan for 'Noise Emission Level'

34.6.1.3.2 The measured level(s) under 34.6.1.3.1 shall be compared directly with the applicable noise limit without any adjustments for special audible characteristics. However, the measured level shall be adjusted for any significant background sound in the area.

34.6.1.4 Temporary Activity Noise

34.6.1.4.1 Temporary activities in Business Areas are not subject to the noise standards stated in standards 34.6.1.1.1, 34.6.1.1.5, 34.6.1.3.1 and 7.6.1.6 This exemption applies between the hours of:

- 9am to 9pm each day (Sunday to Thursday)
- 9am to 10pm (Friday and Saturday).

On New Years Eve temporary activities are not subject to the noise standards stated in standards 34.6.1.1.1, 34.6.1.1.5, 34.6.1.3.1 and 34.6.1.6 between the hours of 9pm on 31st December to 1am the following day.

34.6.1.5 Construction Noise

34.6.1.5.1 For noise from construction, maintenance and demolition activities, including those associated with urgent repair of utilities to maintain continuity of service, on any site or on any road shall comply with, and be measured and assessed using the recommendations of NZS6803:1999 Acoustics – Construction Noise (or its successor). At the discretion of the Council the requirements of this standard need not apply to construction work which cannot be carried out during normal working hours. In these cases an application for an exemption may be granted in approved circumstances.

34.6.1.5.2 For emergency construction work, nothing in the noise rules shall be used to prevent emergency work from taking place. Such work would arise from the need to protect life or limb or minimise or prevent loss or serious damage to property or minimise or prevent environmental damage.

34.6.1.6 Port Noise

34.6.1.5.1 At any point on land at, or beyond the Port Noise Control Line shown on the Plan Map 55, noise from port related activities shall not exceed the following levels:

Time Period	Sound Level
Any 5 consecutive 24 hour periods	65dBA L _{dn}
Any 24 hour period	68dBA L _{dn}
10pm – 7am (all days)	60dBA L _{eq} (9 hr)
	65dBA L _{eq} (15 min)
	85dBA L _{max}

Measurements shall be made in accordance with the requirements of NZS 6801:1991 *Measurement of Sound* and NZS 6809:1999 *Port*

Noise Management and Land Use Planning.

34.6.1.5.2 The port company shall undertake a noise monitoring programme to ensure that noise from port related activities comply with condition 34.6.1.65.1 at the Port Noise Control Line. This monitoring will be undertaken in accordance with the CentrePort Noise Management Plan and the information shall be reported to Wellington City Council.

34.6.1.5.3 The port company shall produce and at all times operate in accordance with a Port Noise Management Plan, which shall include but is not limited to the matters set out below. The Port Noise Management Plan shall be developed to the satisfaction of Wellington City Council and Greater Wellington Regional Council.]^{PC49}

The Port Noise Management Plan shall:

- (i) State the objectives of the Management Plan.
- (ii) Identify all significant noise sources from port related activities within the Operational Port Area and the adjacent Coastal Marine Area.
- (iii) Identify the best practical options to ensure the emission of noise does not exceed the noise levels specified in 34.6.1.65.1.
- (iv) Identify techniques that will be considered to reduce the emission of noise over time and indicate which of these techniques will be adopted to achieve realistic objectives in managing noise.
- (v) Explain how the port company will take noise effects into account in the design and location of new or extended port activities.
- (vi) Identify how the port company will work with independent companies to ensure that transport noise and noise from other activities within the port area will be kept to a minimum practical level.
- (vii) Identify procedures for noise reduction through the port company's staff and contractor training.
- (viii) Provide for the establishment and maintenance of a Port Noise Liaison Committee (the port company may provide for this function within the operation of its Environmental Consultative Committee).
- (ix) List the Port Noise Liaison Committee functions; and the procedures for the recommendations of the Committee to be considered and determined by the port company.
- (x) Detail procedures for receiving and deciding on complaints.
- (xi) Detail procedures for noise monitoring; auditing and reporting.
- (xii) Include procedures for the review and alteration of the Port Noise Management Plan.]^{PC4}

34.6.1.76 Vehicle Parking, Servicing and Site Access

Vehicle parking

34.6.1.6.1 All parking shall be provided and maintained in accordance with sections 1, 2 and 5 of the joint Australian and New Zealand Standard 342890.1 - 2004, Parking Facilities, Part 1: Off-Street Car Parking.

34.6.1.6.2 Where carparking is located within a building, a minimum height clearance of no less than 2.2 metres is required.

Note, developments providing more than 70 parking spaces or have unsatisfactory car parking provision are provided for as Discretionary Activities

34.6.1.6.3 The gradient for carparking circulation routes shall not be more than 1 in 8.

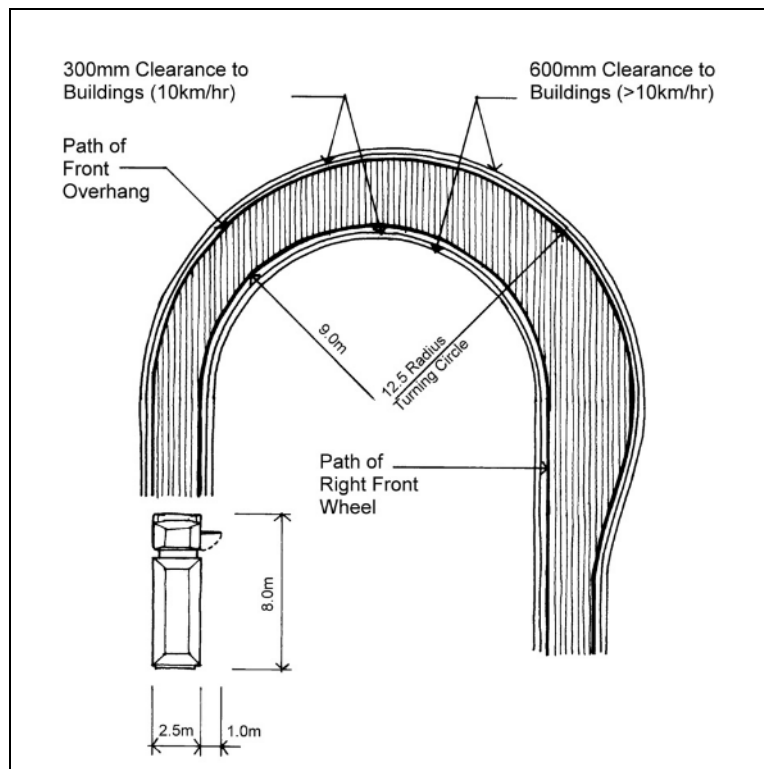
(Restricted) whereby a Transport Assessment will be required.

34.6.1.6.4 Open vehicle parking areas or parking at ground level within a building must not be situated at ground level at the front of sites which adjoin the Open Space A zoned land fronting Lyall Parade, as identified in Appendix 4.

Servicing

34.6.1.6.5 On each site in Business Areas, at least one loading area shall be provided as follows:

- where loading areas are located within a building, a minimum height clearance of 4.25 metres is required
- for buildings serviced by lifts, all levels shall have access to a loading area by way of a lift
- the loading area shall be located no further than 15 metres from a lift and there shall be level access between them.
- turning paths shall be based on the standard for a medium rigid truck as illustrated below:



34.6.1.6.6 For loading areas located outdoors, the minimum width shall be 3 metres and the minimum length 9 metres.

34.6.1.6.7 For loading areas located within a building, the minimum width shall be 4 metres and the minimum length 9 metres.

34.6.1.6.8 New servicing and loading areas at ground level within a building must not be situated at ground level at the front of sites which adjoin the Open Space A zoned land fronting Lyall Parade, as identified in Appendix 4.

Site access for vehicles

34.6.1.6.9 Site access shall be provided and maintained in accordance with section 3 of the joint Australian and New Zealand Standard 342890.1 – 2004, Parking Facilities, Part 1: Off-Street Car Parking (or its successor).

34.6.1.6.10 Subject to standard 34.6.1.7.6.11 no vehicular access, shall be situated closer to an intersection than the following:

Arterial and principal streets	20m
Collector streets	15m
Other streets	10m

34.6.1.6.11 There shall be a maximum of one vehicle access to any site except that sites with more than one frontage may have one access across each frontage, unless one of the frontages is to a State highway, in which case no access shall be to the State highway.

34.6.1.6.12 Sites adjoining the Open Space A zoned land fronting Lyall Parade, as identified in Appendix 4, must not gain vehicle access from Lyall Parade.

34.6.1.6.13 The width of any vehicle crossing to a site shall not exceed 6 metres.

34.6.1.6.14 Where vehicular access can be provided from a service lane or right-of-way registered in favour of the site or other private road or private right-of-way, no vehicle access shall be from a street.

34.6.1.6.15 All access to sites must be designed to permit a free flow of traffic so that vehicles do not queue on the street.

34.6.1.87 Lighting

34.6.1.7.1 Any activity which requires outdoor areas to be lit shall ensure that direct or indirect illumination does not exceed 10 lux at the windows of residential buildings in any Residential Area.

34.6.1.7.2 Subject to standard 34.6.2.23.1 any development which includes roads and outdoor public spaces available for use during hours of darkness shall be designed and installed in accordance with AS/NZS 1158.3.1 : 2005 and amendments.

34.6.1.98 Use, Storage or Handling of Hazardous Substances

34.6.1.8.1 For those activities which are not specifically exempted (see Section 3.5.2.2) the cumulative Effect Ratio calculated using the HFSP will be used to determine whether or not those other activities should be Permitted Activities according to the table below.

See Exemptions to the Hazardous Facilities Screening Procedure contained in section 3.5.2

Location	Hazard Area	Not Hazard Area	Not Hazard Area
Effect Ratio	0.002 < ER ^{PC35} ≤ 0.05	0.002 < ER ^{PC35} ≤ 0.1	≤ 0.002
Conditions applying	7.6.2.3.2 to 7.6.2.3.12	7.6.2.3.2 to 7.6.2.3.12	7.6.2.3.9, 7.6.2.3.11 and 7.6.2.3.12 only

Activities that do not meet the above Effects Ratio criteria or do not otherwise comply with the applicable conditions will be Discretionary (Restricted) Activities.

34.6.1.8.2 Except for the storage, use or handling of Liquid Petroleum Gas (LPG), any area where hazardous substances are used, stored or handled in any manner on-site shall have secondary containment (via bunding or otherwise) using materials that are resistant to the hazardous substances handled on-site. [Secondary containment systems also need to comply with any relevant provisions under the Hazardous Substances and New Organisms Act 1996.

34.6.1.8.3 Except for the storage, use or handling of Liquid Petroleum Gas (LPG), any secondary containment system shall be maintained to ensure that it will perform the functions for which it was designed and contain any spill or accidental release.]^{PC35}

34.6.1.8.4 Except for the storage, use or handling of Liquid Petroleum Gas (LPG), any area(s) where hazardous substances are loaded, unloaded, packaged, mixed, manufactured or otherwise handled shall have a spill containment system [that is compliant with relevant provisions under the Hazardous Substances and New Organisms Act 1996.]^{PC35}

34.6.1.8.5 Except for the storage, use or handling of Liquid Petroleum Gas (LPG) secondary containment systems shall be designed to contain any spill or accidental release of hazardous substance, and any storm water and/or fire water that has become contaminated, and prevent any contaminant from entering the sewerage or stormwater drainage system unless expressly permitted under a resource consent or trade waste permit.

34.6.1.8.6 All stormwater grates, collection structures and inspection chamber covers on the site shall be clearly marked as such.

34.6.1.8.7 Any area where vehicles, equipment or containers that are or may have been contaminated with hazardous substances are washed down shall be designed, constructed and managed to prevent the effluent from the washdown area from discharge into or onto land, entry or discharge into the sewerage or stormwater drainage system unless expressly permitted by a rule in a regional plan, trade waste permit or resource consent.

34.6.1.8.8 Underground tanks for the storage of petroleum products shall be designed, constructed, installed, maintained, operated, managed and at the end of their life removed to prevent leakage and spills. Compliance with [any relevant provisions under the Hazardous Substances and New Organisms Act 1996 and] PC35 the Code of Practice for the “Design, Installation and Operation of Underground Petroleum Storage Systems” (1992) is a minimum [requirement.]^{PC35}

Signage

34.6.1.8.9 [All facilities must display signage to indicate the nature of the hazardous substances present (compliance with the provisions of the Hazardous Substances and New Organisms Act 1996 and the requirements of the Building Code (F8) or the Code of Practice “Signage for Premises Storing Hazardous Substances and Dangerous Goods” of the New Zealand Chemical Industry Council (Nov 2004) is a minimum requirement.)]^{PC35}

Waste Management

34.6.1.8.10 Any process waste or waste containing hazardous substances shall be stored in a manner which complies with 34.6.1.98.2 to 34.6.1.98.9 above.

34.6.1.8.11 Any hazardous facility generating wastes containing hazardous substances shall dispose of these wastes to facilities which, or waste disposal contractors who meet all the requirements of regional and district rules for discharges to the environment [and also the provisions of the Hazardous Substances and New Organisms Act 1996.]^{PC35}

The on-site disposal of hazardous substances will be controlled through Council's Waste Management Strategy, through obtaining the appropriate discharge consents from the Regional Council or trade waste permits, and through relevant controls on disposal of hazardous substances by the Hazardous Substances and New Organisms Act 1996.

Other

34.6.1.8.12 Council must be informed of the activity's location, the nature of the activity and when the activity commences and ceases.

[In addition to the provisions of the Plan, all activities which involve the use, storage, handling or transportation of hazardous substances are regulated for on-site and off-site effects by a range of other legislation and regulations, and associated standards and codes of practice which should be complied with. Key pieces of legislation include:

- *the Hazardous Substance and New Organisms Act 1996*
- *legislation, rules and standards relating to the transportation of hazardous substances (Land Transport Act 1993, Land Transport Rule: Dangerous Goods 1999 and New Zealand Standard 5433:1999)*
- *Building Act 1991*
- *Health Act 1956*
- *Fire Service Act 1975*
- *Health and Safety in Employment Act 1992*
- *Radiation Protection Act 1965*
- *Agricultural Compounds and Veterinary Medicines Act 1997]*^{PC35}

34.6.1.10.9 Screening of Activities and Storage

34.6.1.9.1 Sites with yards which abut a Residential or Open Space Area must be screened from view by a solid fence of no less than 1.8 metres high that conceals the outdoor storage and activities.

34.6.1.9.2 Any exterior storage area, including waste storage area, must be screened so that it is not visible from any adjoining Residential Area or public space.

34.6.1.110 Dust

34.6.1.10.1 Activities must not create a dust nuisance. A dust nuisance will occur if:

- there is visible evidence of suspended solids in the air beyond the site boundary; or
- there is visible evidence of suspended solids traceable from a dust source settling on the ground, building or structure on a neighbouring site, or water.

34.6.1.10.2 With regard to the above provisions, where sites are contiguous and are held under the same ownership then any dust nuisance shall be

measured at the periphery of the land holding within the District Plan area.

34.6.1.1211 Electromagnetic Radiation

34.6.1.11.1 Activities must be conducted to comply with the New Zealand Standard NZS 277.1:1999 (Radio Frequency fields) and any subsequent amendment.

The Utilities chapters contain rules regarding safety from utility structure from where the highest levels of energy will be created. Council wishes to take a precautionary approach with adverse effects from other electromagnetic sources and acknowledges the provisions of s17 of the Act regarding the duty to avoid, remedy or mitigate adverse effects.

34.6.1.1312 Discharge of Contaminants

Note, the discharge of contaminants to land, air or water is a Regional Council responsibility and activities causing discharges may need to obtain a relevant consent from the Regional Council. However, every person has a general duty under Section 17 of the Act to avoid, remedy or mitigate the adverse effects of activities. Where adverse effects are generated the Council will use its enforcement powers as appropriate to protect the environment.

34.6.1.1413 Minimum Gross Floor Area

34.6.1.13.1 In the Tawa South and Takapu Island Business 1 Areas, the minimum gross floor area for any individual retail activity tenancy shall be 450m², except for the following retail activities:

- (i) trade supply retail
- (ii) wholesale retail
- (iii) building improvement centre**
- (iv) service retail
- (v) ancillary retail
- (vi) yard-based retail activities

34.6.2 BUILDINGS AND STRUCTURES STANDARDS

These standards apply to the construction of buildings and structures in Business Areas.

34.6.2.1 Maximum building height

34.6.2.1.1 No building or structure shall exceed the building height as listed in Table 1 below, except for:

- cranes, elevators and similar cargo handling equipment and lighting poles in the Miramar/Burnham Wharf Operational Port Area, which may be higher than 12m
- buildings and structures in the Shelly Bay Business Precinct which are subject to the Shelly Bay Design Guide (refer to the Design Guide in Volume 2)

Table 1:

Area	Height (standard 34.6.2.1.1)	Planning Map No.
Business 1 Areas		
Glenside	15m	26
Greta Point	12m	12/7
Kaiwharawhara	15m	15
Kilbirnie North	15m	6/7
Park Road, Miramar	15m	7
Rongotai South	12m	5/7
<u>Rongotai South (southern end)</u>	<u>16m</u>	<u>5/7</u>
Ropa Lane, <u>Miramar</u>	12m	7
Southern Newtown	12m	6
<u>Takapu Island</u>	<u>12m</u>	<u>30</u>
Tawa <u>East Junction</u>	15m	30
Tawa South	12m	30
Shelly Bay	Design Guidance	7
Business 2 Areas		
<u>Burnham/Miramar Wharf Land</u>	<u>12m</u>	<u>7</u>
Collins Ave	15m	31
Grenada North	18m	30
Kiwi Point Quarry	12m	22/23
Miramar South	12m	7
Newlands/Ngauranga	15m	23
Ngauranga	18m	22/23
Rongotai East	12m	7
Southern Landfill	12m	4/2
<u>Takapu Island</u>	<u>12m</u>	<u>30</u>
Tawa Street, Tawa	12m	30

34.6.2.2 Minimum building height

34.6.2.2.1 The ground floor to floor (stud) height of all new buildings on sites adjoining the Open Space A zoned land fronting Lyall Parade, as identified in Appendix 4, shall be a minimum of 4m.

34.6.2.2.2 The above ground floor to floor (stud) height of all new buildings on sites adjoining the Open Space A zoned land fronting Lyall Parade, as identified in Appendix 4, shall be a minimum of 3m.

34.6.2.23 Height control adjoining Residential Areas

34.6.2.3.1 Any building or structure must comply with the applicable building recession plane rule for the Residential Area at any point along a boundary adjoining the Residential Area. In addition, no building or structures in Business Areas shall be higher than 3 metres within 5 metres of a Residential Area boundary.

34.6.2.34 Yards

34.6.2.4.1 Where any site adjoins the coast the minimum yard width is 10 metres measured from mean high water springs except at Shelly Bay where the design guide will apply.

34.6.2.4.2 No structure or building shall be located closer than:

10 metres to the Porirua Stream and its tributaries from the intersection of Main Road (Tawa) and Middleton Road and extending north; provided that this standard does not apply to areas located within an identified Hazard (Flooding) Area, which are dealt with under Rules 34.3.11 and 34.4.10; or

10 metres to the coastal marine area, excluding artificial ponds or channels; or

5 metres to any other waterbody, excluding artificial ponds or channels.

34.6.2.4.3 No impervious surface associated with the use of the site shall extend closer than 5 metres to a waterbody or the coastal marine area, excluding artificial ponds or channels.

34.6.2.4.4 Standards 34.6.2.34.1 to 34.6.2.34.3 do not apply to areas used for port activities in the Miramar/Burnham Wharf Operational Port Area.

34.6.2.45 Windows adjacent to Residential Areas

34.6.2.5.1 All windows in walls of buildings above ground floor level located within 5 metres of and facing a Residential Area boundary shall have privacy glazing to protect the privacy of adjoining residentially zoned properties.

34.6.2.5.2 Any deck, terrace or balcony with a finished floor, paving or turf level of 1.5 metres or more above ground level at the boundary shall be located no closer than 5 metres to an adjoining Residential Area boundary.

34.6.2.6 'Active' building edges

34.6.2.6.1 The entire ground floor of all new buildings on sites adjoining the Open Space A zoned land fronting Lyall Parade, as identified in Appendix 4, shall be occupied by non-residential activities.

34.6.2.6.2 New buildings built on a site adjoining the Open Space A zoned land fronting Lyall Parade, as identified in Appendix 4, must be built in

alignment with the existing Lyall Parade street frontage.

34.6.2.6.3 Any addition to, alteration or modification of a building or structure on a site adjoining the Open Space A zoned land fronting Lyall Parade, as identified in Appendix 4, where the works are confined to the area below verandah level must not create a featureless façade. A featureless façade will be considered to be one that lacks windows, doors, columns, recesses, stairs, niches, public access or other architectural detailing.

This standard does not apply to new buildings/ structures, or to modifications extending above verandah level on existing buildings/ structures.

34.6.2.57 Verandahs

34.6.2.7.1 Verandahs may be constructed on any building frontage facing a public space within Business Areas provided that:

- the building is not a heritage building or area listed in Chapter 21.
- ~~the adjoining public space extends 12 metres or more perpendicular from the building frontage.~~
- the verandah is a minimum clearance of 2.5 metres directly above the footpath or formed ground surface.
- the verandah is no more than 4 metres (measured at the base of the verandah fascia) directly above the footpath or formed ground surface.
- there is a minimum horizontal set back of 450mm from any point along the kerbing extending back to the site boundary.
- it extends no more than 3 metres in width from the front of the building.

34.6.2.68 Proximity to High Voltage Transmission Lines

34.6.2.8.1 Any buildings (including additions), and structures over 2 metres in height, shall be located further than 32 metres from high voltage transmission lines (as measured from the centreline at ground level).

Guidance is provided by the Transpower document titled “Guide for Development Near High Voltage Transmission Lines” Compliance with the New Zealand Electrical Code of Practice 34:2001 is mandatory for buildings, earthworks and mobile plant within close proximity to all electricity lines. Compliance with the Electricity (Hazards from Trees) Regulations 2003 is also mandatory for tree trimming and planting.

34.6.2.79 Fixed Plant Noise

34.6.2.9.1 Noise emission levels in Business 1 Areas from fixed plant when measured at or within the boundary of any site or at the outside wall of any building on any site, other than the building or site from which the noise is emitted shall not exceed the following limits:

At all times	55dB L _{Aeq} (15 min)
Monday to Sunday 10pm to 7am	80dB L _{AFmax}

34.6.2.9.2 Noise emission levels in Business 2 Areas from fixed plant when measured at or within the boundary of any site, or at the outside wall of any building on any site, other than the building or site from which the noise is emitted shall not exceed the following limits:

At all times	65dB L _{Aeq} (15 min)
Monday to Sunday 10pm to 7am	85dB L _{AFmax}

34.6.2.9.3 The noise limits set in standards 34.6.2.79.1 and 34.6.2.79.2 do not apply to fixed plant located in the Operational Port Area. Noise from the Operational Port Area must comply with the Port Noise rules set out in standard 34.6.1.65.

34.6.2.9.4 Noise emission levels from fixed plant in Business Areas must comply with standard 34.6.1.1.5.

34.6.2.9.5 The noise limits set in standard 34.6.2.79.1 shall not apply to fixed plant that is used solely for emergency purposes. Examples of such equipment are standby generator sets that are used to supply electricity only at times of electrical supply failure, or for plant used only during life threatening situations such as smoke fans or sprinkler pumps. This fixed plant is exempt from the noise limits provided that it:

- (i) only operates for maintenance between 8am and 5pm weekdays, and
- (ii) can comply with standard 34.6.2.79.1 and 34.6.2.79.2, or
- (iii) is an electricity generator sets that can only be used on an emergency basis and is not used to generate power for the national grid.

34.6.2.810 Noise Insulation and Ventilation – Business Areas

Noise Insulation Business 1 Areas

34.6.2.10.1 Except for port noise and airport noise zone, any habitable room in a building used by a noise sensitive activity within Business 1 Areas shall be protected from noise arising from outside the building by ensuring the external sound insulation level achieves the following minimum performance standard:

- $D_{nT,w} + C_{tr} > 30$ dB

Compliance with this performance standard shall be achieved by ensuring habitable rooms are designed and constructed in a manner that:

- accords with an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design as proposed will achieve compliance with the above performance standard, or

Note, the term Noise Emission Level is defined in Section 3.10.

These standards apply to those sources that can be readily controlled by the noise performance standards. Other day to day activities which may cause a noise nuisance can be controlled using the excessive noise provisions of the Act as well.

Note: In Business Areas the definition for Noise Sensitive Activity includes residential activities.

For Port Noise, see Standard 34.6.2.11.

For Airport Noise, see Standard 34.6.2.12.

- accords with the schedule of typical building construction set out below:

(the schedule describes the minimum requirements necessary to achieve an external sound insulation level of $D_{nT,w} + C_{tr}$ 30 dB)

Building Element	Minimum Construction Requirement	
External Walls of Habitable Rooms	Stud Walls: Exterior cladding: Cavity infill: Interior lining: Combined superficial density:	20 mm timber or 9mm compressed fibre cement sheet over timber frame (100 mm x 50 mm). * Fibrous acoustic blanket (batts or similar of a minimum mass of 9 kg/m ³) required in cavity for all exterior walls. Minimum 90 mm wall cavity. One layer of 12 mm gypsum plasterboard. Where exterior walls have continuous cladding with a mass of greater than 25 kg/m ² (e.g. brick veneer or minimum 25 mm stucco plaster), internal wall linings need to be no thicker than 10 mm gypsum plasterboard. Minimum not less than 25 kg/m ² being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs) with no less than 10 kg/m ² on each side of structural elements.
	Mass Walls:	190 mm concrete block, strapped and lined internally with 10 mm gypsum plaster board, or 150 mm concrete wall.
Glazed Areas of Habitable Rooms	Glazed areas up to 10% of floor area: Glazed areas between 10% and 35% of floor area: Glazed areas greater than 35% of floor area:	6 mm glazing single float 6 mm laminated glazing Require a specialist acoustic report to show conformance with the insulation rule.
	Frames to be aluminium window frames with compression seals.	
Skillion Roof	Cladding: Sarking: Frame: Ceiling:	0.5 mm profiled steel or 6 mm corrugated fibre cement, or membrane over 15mm thick ply, or concrete or clay tiles. 17mm plywood (no gaps). Minimum 100 mm gap with fibrous acoustic blanket (batts or similar of a mass of 9 kg/m ³). Two layers of 10 mm gypsum plaster board (no through ceiling lighting penetrations unless correctly acoustically rated). Fibrous acoustic blanket (batts or similar of a minimum mass of 9 kg/m ³).
	Combined superficial density:	Combined mass of cladding and lining of not less than 25 kg/m ² with no less than 10 kg/m ² on each side of structural elements.
Pitched Roof (all roofs other than skillion roofs)	Cladding:	0.5 mm profiled steel or tiles, or membrane over 15mm thick ply.

Building Element	Minimum Construction Requirement	
	Frame: Ceiling: Combined superficial density:	Timber truss with 100 mm fibrous acoustic blanket. (batts or similar of a minimum mass of 9 kg/m ³) required for all ceilings. 12 mm gypsum plaster board. Combined mass with cladding and lining of not less than 25 kg/m ² .
Floor areas open to outside	Cladding: Combined superficial density:	Under-floor areas of non-concrete slab type floors exposed to external sound will require a cladding layer lining the underside of floor joists of not less than 12 mm ply Floors to attain a combined mass not less than 25 kg/m ² for the floor layer and any external cladding (excluding floor joists or bearers).
External Door to Habitable Rooms	Solid core door (min 25 kg/m ²) with compression seals (where the door is exposed to exterior noise).	

Notes:

- **The table refers to common specifications for timber size. Nominal specifications may in some cases be slightly less than the common specifications stated in the schedule for timber size.*
- *In determining the insulating performance of roof/ceiling arrangements, roof spaces are assumed to have no more than the casual ventilation typical of the jointing capping and gutting detail used in normal construction.*

Ventilation – Business 1 Areas

34.6.2.10.2 Where habitable rooms with openable windows are proposed, a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.

Noise Insulation - Business 2 Areas

34.6.2.10.3 Except for within the Port Noise Affected Area and an Airport Noise Boundary zone, any habitable room in a building used by a noise sensitive activity within Business 2 Areas shall be protected from noise arising from outside the building by ensuring the external sound insulation level achieves the following minimum performance standard:

$$D_{nT,w} + C_{tr} > 35 \text{ dB}$$

Compliance with this performance standard shall be achieved by ensuring habitable rooms are designed and constructed in a manner that:

- accords with an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design as proposed will achieve compliance with the above performance standard.

Note: In Business Areas the definition for Noise Sensitive Activity includes residential activities.

For Port Noise, see Standard 34.6.2.11.

For Airport Noise, see Standard 34.6.2.12.

Ventilation – Business 2 Areas

34.6.2.10.4 Where habitable rooms with openable windows are proposed, a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.

34.6.2.911 Noise Insulation – Port Noise Affected Area

34.6.2.11.1 Except for ~~new residential activities~~ within the airnoise boundary (refer to Rule 34.4.7), any habitable room in a building used by a noise sensitive activity within the Port Noise Affected Area shown on Planning Map 55 shall be protected from noise arising from outside the building by ensuring the external sound insulation level achieves the following minimum performance standards:

$D_{nT,w} + C_{tr} > 35 \text{ dB}$ – Inner Port Noise Affected Area

Compliance with this performance standard shall be achieved by ensuring habitable rooms are designed and constructed in a manner that accord with an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design as proposed will achieve compliance with the above performance standard.

$D_{nT,w} + C_{tr} > 30 \text{ dB}$ – Outer Port Noise Affected Area

Compliance with this performance standard shall be achieved by ensuring habitable rooms are designed and constructed in a manner that:

- accords with an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design as proposed will achieve compliance with the above performance standard, ~~or~~
- accords with the schedule of typical building construction set out in standard 34.6.2.810.1.

34.6.2.11.2 Where habitable rooms with openable windows are proposed, a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.

34.6.2.11.3 The above provisions do not apply to construction of new residential buildings within the airnoise boundary.

34.6.2.12 Noise Insulation and Ventilation - Airnoise Boundary

34.6.2.12.1 Any habitable room in a building used by a noise sensitive activity within the airnoise boundary depicted on Map 35 shall be protected from noise arising from outside the building by ensuring the external sound insulation level achieves the following minimum performance standard:

$D_{nT,w} + C_{tr} > 35 \text{ dB}$

Compliance with this performance standard shall be achieved by ensuring habitable rooms are designed and constructed in a manner that:

- accords with an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design as proposed will achieve compliance with the above performance standard.

34.6.2.12.2 Where habitable rooms with openable windows are proposed, a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.

34.6.3 SIGNS STANDARDS

These standards apply to the erection of all signs in Business Areas. All signs will be assessed against the Signs Design Guide.

34.6.3.1 Signs

34.6.3.1.1 Any sign (excluding signs below verandah level) that is illuminated must not flash, or must not contain moving images, moving text or moving lights if that sign is:

- visible from a vehicle on the legal road within 100m of an intersection
- visible from and located within 50m of a Residential Area
- located on a building above ground floor level
- located on a site frontage (including on any building) that is adjoining or opposite (on the other side of the legal road) any Heritage Area (as shown in Chapter 21)

This standard does not apply to temporary signs provided for under standard 34.6.3.1.85

34.6.3.1.2 Any sign located on a building:

- that is affixed to the underneath of a verandah must provide at least 2.5 metres clearance directly above the footpath or ground level
- must be displayed only on plain wall surfaces
- must not obscure windows or architectural features
- must not project above the parapet level, or the highest part of that part of the building to which the sign is attached. This part of the standard does not apply to temporary signs provided for under standard 34.6.3.10.85
- must not project above the verandah level or the shopfront fascia. This part of the standard does not apply to temporary signs provided for under standard 34.6.3.1.65
- must not be more than a maximum area of 10m²
- the sign may project up to a maximum of 1.5 metres from the elevation of the building on which the sign is located.

34.6.3.1.3 In addition to 34.6.3.1.2, any sign that is for the purpose of third party advertising:

- is limited to one sign per elevation (including roof space) or frontage
- must be no more than a maximum size of 5m²

34.6.3.1.4 For any free-standing sign or any sign located on a structure:

- the maximum area is 8m² except where the site adjoins or faces a Residential Area across the road, where the maximum area is 6m²

Note signs located on a site with a listed heritage building are subject to the Heritage Rules in Chapter 21.

- the maximum height is 8m except where the site adjoins or faces a Residential Area across the road, where the maximum height is 6m
- only one sign is permitted on any site frontage.

34.6.3.1.5 Any temporary sign that is established for the purpose of advertising a community event:

- must not be erected for more than ~~3428~~ consecutive days before, and must be fully removed (including any associated structures) within 7 days of the completion of the event for which the sign was erected
- may exceed the standards in 34.6.3.1.3, ~~and~~ 34.6.3.1.4 ~~and~~ ~~34.6.3.1.5~~ specifying the maximum area or maximum number of signs permitted, provided that all other sign standards are met
- may be an illuminated sign that flashes and contain moving text

Note, the term Temporary Sign is defined in Section 3.10

Any sign that complies with relevant sign standards in 34.6.3.1 is also permitted on a temporary basis.

For the purpose of this standard, a community event includes an event that promotes Wellington City or public activities within a local community, and that event is non-repetitive and temporary in nature. This standard excludes advertising for primarily commercial purposes.

34.6.4 SUBDIVISION STANDARDS

These standards apply to all subdivisions in Business Areas

34.6.4.1 Subdivisions

- 34.6.4.1.1 Every building or structure adjoining a new boundary must comply fully with the standards for buildings and structures specified in 34.6.2 or otherwise be lawfully established. *Subdivision within a heritage area or on a site associated with a heritage item is controlled by the provisions of the Heritage Chapter (chapters 20 and 21).*
- 34.6.4.1.2 Every allotment must have services in compliance with City Bylaws or if applicable the Council’s Code of Practice for Land Development.
- 34.6.4.1.3 Every allotment must have practical, physical and legal access to a formed legal road ~~or by way of a registered right of way.~~
- 34.6.4.1.4 Every allotment must have drive-on vehicle access and parking constructed in accordance with standard 34.6.1.76. *Archaeological sites associated with human activity that occurred before 1900 are protected under the Historic Places Act 1993. An archaeological authority will be required from the New Zealand Historic Places Trust to destroy, damage or modify these sites.*
- 34.6.4.1.5 All earthworks needed to complete the subdivision are undertaken.
- 34.6.4.1.6 No part of any allotment being subdivided may be within 20 metres of any river whose bed has an average width of 3 metres or more where the river flows through or adjoins an allotment.
- 34.6.4.1.7 No part of any allotment being subdivided may be within 20 metres of the line of mean high water springs. This rule shall not apply in the Operational Port Area, provided the land is utilised for operational port purposes.
- 34.6.4.1.8 No subdivision may occur within a heritage area or on a site associated with a heritage item unless in the latter case the subdivision involves land that is not occupied by the heritage item and is not specifically identified for preservation in the Plan as important to the setting of the item.
- 34.6.4.1.9 For any subdivision incorporating new roads, all services must be reticulated underground.
- 34.6.4.1.10 Any new allotment within 32 metres of a high voltage transmission line (as measured from the centre line at ground level) must include sufficient land area outside of the transmission corridor to accommodate a complying building.
- 34.6.4.1.11 A Certificate of Compliance must be obtained for the subdivision to allow Council to assess survey plans for approval.
- An applicant must supply the following:
- information to allow Council to assess compliance with standard 34.6.4.1.1.
 - a certificate stating that all existing services have been located so that they are all contained entirely within the boundaries of the site being serviced or within such right of way or easement relating to the site, and are in accordance with the City Bylaws and if applicable the Council’s Code of Practice for Land Development
 - current copies of titles for all affected properties

- accurately drawn A4 plans at a scale of 1:500 or at a larger scale as appropriate and copies or reduced copies submitted to be of A4 or A3 size
- a certificate stating that the land is not likely to be subject to material damage by erosion, subsidence, slippage or inundation from any source

All certificates, plans and information supplied must be signed by a licensed cadastral or other suitably qualified person certifying their accuracy.

34.6.5 KIWI POINT QUARRY STANDARDS

These standards apply to all quarrying and clean filling activities in the Kiwi Pont Quarry.

34.6.5.1 General

34.6.5.1.1 Any relevant provisions of standards 34.6.1 and 34.6.2 except that Rule 34.6.1.109.2 does not apply to the temporary stockpiling or storage of quarried rock material.

34.6.5.2 Dust

34.6.5.2.1 Dust control measures shall be undertaken to avoid creating a dust nuisance beyond the Quarry Boundary.

34.6.5.3 Quarry activities

34.6.5.3.1 Quarry activities shall be restricted to the area within the Business Area north of the abattoir and south of the access road, excluding the area shown as a buffer area, as identified on the plan included as Appendix 42.

34.6.5.3.2 Some blasting may be carried out as part of the normal quarrying operations. Blasting of faces for crushed rock production must take place between 10.00am and 2.00pm Monday to Friday only.

34.6.5.3.3 In all cases, residents of Tarawera Road, Plumer Street, 113, 130, 166, 170 and 175 Fraser Avenue, and 146 Burma Road must be notified by mail no less than one week in advance of blasting.

Blasting must be immediately preceded by a siren or hooter with a sound which distinguishes it from normal Police, Ambulance or Fire Service sirens.

34.6.5.3.4 The finished slope of quarry faces shall not exceed 55 degrees from the horizontal.

34.6.5.3.5 The maximum height of finished batters shall not exceed 15 metres.

34.6.5.3.6 A buffer area with a minimum width of 25 metres shall be maintained on the uphill boundary of the site as shown on Appendix 52. This area will be allowed to revegetate naturally except where there is a need for additional planting.

Note: At the north end of the quarry near Plumer Street and Tarawera Road, the buffer area is within the Open Space B Area as shown in Appendix 4 and is governed by the Open Space provisions.

34.6.5.3.7 A fence must be maintained adjacent to any properties in the Residential Area along the quarry boundary to a height of 1.2m.

34.6.5.3.8 Prior to commencement of operations in any area, a security fence must be installed and maintained along the outer edge of the buffer area.

34.6.5.3.9 No quarry activities shall be undertaken within the buffer area unless agreed by Council.

34.6.5.4 Cleanfill activities

34.6.5.4.1 Cleanfill activities shall be restricted to the area shown on the plan included as Appendix 42.

34.6.5.4.2 The cleanfill shall comply with the definition of cleanfill in Section 3 (Definitions) of this District Plan.

34.6.5.5 Location of quarry plant

34.6.5.5.1 The primary crusher may be moved as the quarry face recedes and new faces are worked. Any processing plant or buildings within the southern part of the quarry shall be relocatable.

34.6.5.6 Traffic movement

34.6.5.6.1 There shall be one entry point to the quarry, via Crossing Place 22 from State Highway One (also the main access to the adjacent Abattoir). This must be the sole means of entry and exit for quarry vehicles. This access must be maintained to the standard of local streets.

34.6.5.7 Rehabilitation and treatment of stripped areas

34.6.5.7.1 All land encompassed within the quarry boundary shall be progressively rehabilitated (except where used for other permitted or consented activities). Any planting will take place as soon as practicable following the completion of the quarry or cleanfill activity. Planting will be undertaken using indigenous species from local sources, except where exotic species are required to provide erosion control and/or temporary nurse cover for revegetation with indigenous species.

34.6.5.7.2 Excluding the Abattoir area, areas shown on Appendix 2 which are not shown as areas for quarrying and/or cleanfilling shall be allowed to revegetate.

34.6.5.7.3 All exposed surfaces of fill shall be hydro-seeded, or any other approved method, immediately following completion of works as a dust and erosion control measure.