

Contents

Section 5: Business Zones

| | | |
|------|--|------|
| 5.1 | Introduction..... | 5-1 |
| 5.2 | Issues..... | 5-2 |
| 5.3 | Zone Description..... | 5-5 |
| 5.4 | Objectives and Policies..... | 5-8 |
| 5.5 | Anticipated Environmental Results..... | 5-13 |
| 5.6 | Methods of Implementation..... | 5-13 |
| 5.7 | Reasons for Rules..... | 5-13 |
| 5.8 | Rules – Business Zone..... | 5-27 |
| 5.9 | Site Standards..... | 5-29 |
| 5.10 | Zone Standards..... | 5-38 |
| 5.11 | Assessment Matters..... | 5-41 |

Section 5 Appendices

| | | |
|----------------|--|------|
| Appendix 5-1A: | Outline Development Plan – Business F Zone..... | 5-48 |
| Appendix 5-1B: | Outline Development Plan – Business F Zone (Bridge St Only)..... | 5-49 |
| Appendix 5-1C: | Site Standards for the Disposal of Effluent at Seafield and Christys Road, Business Zone F..... | 5-50 |
| Appendix 5-2A: | Outline Development Plan Business E Zone, Ashburton Business Estate..... | 5-52 |
| Appendix 5-2B: | Design Guidelines for Buildings in the Ashburton Business Estate..... | 5-53 |
| Appendix 5-3: | Outline Development Plan Business D Zone, Riverside..... | 5-54 |
| Appendix 5-4: | Outline Development Plan Business E Zone, Rakaia..... | 5-55 |
| Appendix 5-5: | Outline Development Plan Business D Zone, Mt Somers..... | 5-56 |

[Click here to go back to start of Section 5: Business Zones](#)

Section 5: Business Zones

5.1 Introduction

The buildings, infrastructure and car-parking areas within business zones represent significant investment, and are part of the physical resource of the District. Business activities provide employment and generate economic activity which enables communities to provide for their economic and social well-being. The land and buildings of business areas provide the space and resources for these activities to take place. It is therefore necessary that they are recognised for the importance of their role in the District's economy. These buildings may also be used for undertaking social and cultural activities, also important to the community's wellbeing.

5.1.1 Ashburton

Ashburton (Kapuka) including Tinwald, is the District's largest business centre and offers a wide range of activities. These include retail shops, professional and administrative offices, civic facilities, personal and household services, entertainment, restaurants and industries. It represents the focus of business within the District and the activities reflect its role as a rural service centre. Many businesses provide services and equipment for farmers and are involved in the handling and processing of agricultural and horticultural produce.

The majority of retail and administrative and professional services are provided within an inner commercial area encompassed within East/Cass/Havelock and Moore Streets, and the sites fronting East Street between Moore Street and Kermode Street, while small suburban shopping centres providing local services are found throughout the town. A mix of retail, service and light industrial uses surround the inner commercial area and expand along East Street. Commercial and manufacturing activity is located to the west of the Ashburton (Kapuka) and Tinwald urban areas.

Ashburton's business areas represent the District's largest existing investment in buildings and car-parking. Buildings are generally one to two storeys high within the inner commercial area. In the town centre, the street frontage is mainly characterised by verandas and display windows, signifying areas of comparison and browsing shopping. There are also many commercial services available eg banks. Those parts of the inner commercial area with frontage to Moore, Cass, Havelock, parts of Tancred and Burnett Streets are characterised by a greater mix of activities where verandas and display windows are not a feature of the environment.

The Ashburton Business Estate (Business E Zone) is bounded by Northpark Road, Company Road, the Main South Railway Line and the Silver Fern Farms Freezing Works, and provides 126 ha of business zoned land. The Estate provides for a broad range of service, commercial and industrial activities but limits the scale of retailing activities. This business estate is expected to provide sufficient industrial land to cater for Ashburton's needs for at least 10 years.

5.1.2 Methven

Methven is smaller than Ashburton and the range of business activities is not as broad. However, Methven's proximity to Mt Hutt skifield creates a seasonal variation to the provision of facilities and

[Click here to go back to start of Section 5: Business Zones](#)

services with some businesses establishing for up to six months of the year to accommodate visitor needs.

Methven's shopping area is characterised by a concentration of commercial activities around The Mall. Activities within the industrial area to the northeast of the town centre are mainly associated with farming and forestry.

5.1.3 Rakaia

Rakaia's business activities are provided in three distinct areas. The area to the west of the railway line provides shops and services for the residents of Rakaia, while activities to the east of the railway line provide services for travellers passing through Rakaia, along the State Highway. In comparison with Ashburton and Methven, the number of commercial buildings is much smaller and the range of activities limited to those of a more essential nature. The industrial area located between State Highway 1 and the railway line, and State Highway 1 and Old Main South Road accommodates mainly rural service industries.

5.1.4 Other Business Areas

Small settlements such as Mt Somers, Hinds (Hekeao) and Mayfield (Te Puke Tai) also accommodate business activities. These are generally small businesses providing an essential service for surrounding residents or servicing visitors or travellers through the District. There are meat processing works established at Fairton, Seafield and Bridge Street, Ashburton (Kapuka).

5.2 Issues

5.2.1 Location, Growth and Consolidation of Business Areas

Inappropriate location of business activities or the fragmentation of business areas can result in loss of vitality, convenience, accessibility and the identity of such areas.

Town centres are a source of identity for their communities, as they represent a meeting place for many people, particularly associated with comparison shopping, professional and administrative services. It is not a coincidence that the commercial heart of towns very often is physically located in or near their geographic centre. Consolidating the area within which these activities take place will reinforce the communities' perception of the character and form of their towns and their identity, not only as a place of business, but also as a venue for social and cultural events.

Providing for retail activities in a central location also maximises the opportunity for access on foot from the surrounding residential areas. A compact town centre enables pedestrians to walk to areas without the need to drive from one area of retail to another. Likewise in the suburban centres or smaller settlements, the provision of local facilities reduces the need for vehicle use as they can be accessed on foot. However the advent of 'big box' retail has facilitated the need to use vehicles; the location of the large scale retail in Ashburton (Kapuka) on the opposite side of State Highway 1 to the town centre does inhibit but not prevent pedestrian access. It is not considered efficient to provide for retail activities throughout the residential and rural areas of the District and neither for such activities to be located in every business zone. Such development has the potential to create

[Click here to go back to start of Section 5: Business Zones](#)

reverse sensitivity effects as well as the need to extend infrastructure into areas otherwise not currently serviced.

However, in recent years there has been a growth in the number of car yards and businesses selling large machinery such as agricultural equipment. It is not suitable to provide for these within the traditional retail areas of the District as the nature of such activities would undermine the finer grained retail areas and their character provided by verandas and large windows. As such, it is proposed to provide for such activities within the commercial area surrounding the main retail area of Ashburton (Kapuka), and within the lighter industrial areas, where it is considered that they will not cause adverse effects on the functioning of the area or its character. The nature of such large scale retailing activities requires large, open yards with few buildings and little landscaping. This type of activity is therefore more appropriate in the commercial and lighter industrial areas of the District rather than within the finer-grained retail areas.

The same principles apply to commercial, service and industrial activities, which should be located in reasonably accessible areas that are or can be economically serviced. Industrial activities, in particular, may require locations away from residential and sensitive activities therefore the Council have zoned the Ashburton Business Estate for this purpose. It is also important to note that this area has connections to State Highway 1 and the railway, providing access to an existing transport network for the carriage of goods. It is essential that all existing and future business areas have access to good transport routes, preferably not being totally reliant on road networks.

In addition, retaining business activities within the settlements and distinct areas provides for the efficient use of rural land. It also allows efficient use of sites, as the requirement for setbacks from residential zones can make the development of some sites economically unviable. As such, Council has and will continue to provide business zoned land in suitable locations allowing for the growth of existing and new business areas. For example, the Plan provides for the extension of the Riverside Industrial area once a suitable option is found for access to the State Highway network without compromising the amenity of the adjoining residential areas.

Consolidation of business areas will prevent the general dispersal of activities into new locations, which may leave existing areas vacant, unattractive, under-utilised and unable to provide the services the community desires. Given the central and or convenient location of most business areas within the District, consolidation of business activities into defined areas, combined with public investment in roads and other services in these areas, will assist the vitality of business centres. This has benefits for the District's community in terms of the range of services available, their convenience, pleasantness and accessibility.

Consolidation of boundaries defining business areas may also prevent the outward spread of business activities into residential areas. This spread may have an adverse effect on the amenity values of those areas and their presence may fragment the residential community. However, it is recognised that a limited number of business facilities within residential areas can provide convenient services for residents' e.g. home occupations.

[Click here to go back to start of Section 5: Business Zones](#)

5.2.2 Amenity Values

The establishment and operation of business activities can result in adverse effects on business areas and their surroundings, such as from noise, emissions, loss of visual amenity, lighting and traffic congestion.

In addition to making business areas physically accessible to the public, it is also necessary to enhance their amenities to make them pleasant and enjoyable to visit and work within. The level of amenity will vary between different business areas.

Areas providing for business activity are likely to have lower standards of amenity than may be found in a residential environment and this is accepted by most people. For example, people expect there to be more trucks and cars in business areas and therefore they tolerate more traffic noise and fumes than they would in their residential environment. However the Council wishes to ensure that the environment of business areas is not degraded so that they remain visually attractive to new businesses and are acceptable environments within which to work.

The visual environment of the inner retail areas is characterised by one and two storey buildings built up to all boundaries, often with large display windows, verandas and advertising signs. Important issues with regard to visual amenity are to:

- retain the existing scale and spatial distribution of buildings;
- retain verandas as a feature of the streetscape;
- prevent the erection of large blank walls to the street.

In order to maintain a visual environment that is attractive to shoppers and maintains the existing form and identity of commercial areas, it is important that any new building does not significantly exceed existing heights or create large blank walls which have no visual interest or appeal. Verandas are a traditional feature of New Zealand towns which provide continuity to the street appearance as well as providing shelter from the weather.

Industrial areas can be divided into three categories. There are those which provide for meat and food processing only, those that provide for moderate to heavy manufacturing and processing activities and those areas which provide for lighter industrial activities along with service and commercial activities.

Meat and produce processing, and heavy industrial areas do not attract the same number of visitors as do lighter industrial or commercial areas. They are less involved with direct selling to the public or providing public facilities or entertainment so that generally only those people who work or need to conduct business will travel to an industrial area. These factors combined with the nature of the activities means that people are less concerned with amenities in industrial areas and expect them to be noisier, dustier and less visually pleasant than other areas. In fact, compliance with an environmental standard could be prohibitive to their ability to operate. Such industries therefore require specific sites or separation from areas of higher amenity.

[Click here to go back to start of Section 5: Business Zones](#)

Within industrial areas there is more heavy traffic than occurs elsewhere in the District. As there is not a concentration of retail activities, there is not a significant potential for conflict between vehicles and pedestrians.

Within the lighter industrial areas, noise, fumes and congestion generated by traffic is expected to occur as people and goods must be transported to and from these areas for business to take place. However there is a need to ensure that public safety is not compromised by the conflict between pedestrians and vehicles and that areas where there is a high concentration of pedestrians are kept as free as possible from traffic noise and fumes. In addition traffic efficiency and safety should not be compromised by vehicular conflict. This is an issue of particular concern along State Highways which carry a large volume of through traffic which is not stopping to conduct business. The location of businesses in relation to the road hierarchy is therefore also of concern.

Accepting the functional requirements of industrial areas, Council is striving to maintain and improve the amenity of all parts of the District. Although the number of visitors to industrial areas may be smaller than to commercial areas, the industrial areas within the District would benefit from their street appearance being improved; this could be achieved through appropriate setback of buildings from road boundaries, controlling the height of buildings, screening outdoor storage areas and requiring landscape plantings to be established which will be effective at screening, softening or otherwise enhancing the view of the industrial site from public viewpoints or neighbouring residential properties.

In addition to a basic environmental quality within zones the Council is concerned with the protection of amenity along the interface between business and living areas. The issue is how a range and variety of business activities can establish in the business areas without detracting from an acceptable standard of amenity values within and adjoining those areas. Within business areas, effects need to be considered both individually and cumulatively, as well as in terms of the proximity of living or other sensitive areas. Effects to be considered include noise, glare, visual appearance and odour.

Noise from activities is mostly of concern from industrial activities in proximity to residential areas. A higher level of noise is normally acceptable within the business area but needs to be strictly controlled at the residential interface.

Glare created from lighting, large unpainted buildings and car-parking areas is of concern where it affects residential properties, recreation areas and roads. The location of and direction of lights should therefore be controlled while the establishment of landscaping can reduce glare from buildings and cars.

5.3 Zone Description

5.3.1 Business A

The Business A Zone provides for small scale retail activity. This zone covers the inner commercial area of Ashburton (Kapuka) and the suburban shopping centres of Ashburton (Kapuka), whose primary function is to provide for the local retail and service needs of the surrounding community and, in the case of Tinwald, to provide some services to the travelling public. It also provides for the

[Click here to go back to start of Section 5: Business Zones](#)

core retail areas of Rakaia, Methven and Mt Somers, Hinds (Hekeao), Mayfield (Te Puke Tai) and Chertsey.

The Business A Zone represents the focal point of the District's small-scale shops, which provide opportunities for comparison or "browsing". In addition, this Zone provides for residential, visitor accommodation, community and commercial activities. This diversity of activities aims to encourage the continued vitality, pleasantness and convenience of the District's Business A Zone and encourage efficient use of existing infrastructure and buildings.

In central Ashburton (Kapuka), shop-top apartments (residential activities above retail and commercial activities) rather than detached dwellings will be encouraged. Residential activities will not be promoted at ground level to ensure the strong retail character of the town centre is retained. If managed effectively, this mix of activities can retain the vibrancy of the town centre as permanent residents will utilise local services and can assist in keeping the area 'alive'; whereby there is continual activity created by both the retail and residential elements.

5.3.2 Business B

The Business B Zone provides for large-scale retail activities, sometimes called "big box" retail, which frequently require large areas of associated car-parking or outdoor space. These large-scale retailing activities are limited to single purpose stores to prevent the establishment of shopping malls limiting the potential for dispersal of retail activities and, therefore, any detracting from the role and function of the finer-grained Retail A Zone.

The Business B Zone is located close to the inner commercial area of Ashburton (Kapuka) and already contains a significant number of large-scale retailing activities. It has convenient road access from Moore Street (SH77) and surrounding local roads avoiding the need to connect directly to State Highway 1. The sites within the Zone are generally large with the ability to provide adequately for onsite vehicle-parking and loading.

This zone also provides for the establishment of supermarkets as the amenity values anticipated within the zone will be compatible with supermarket shopping. As shoppers are likely to travel by car to the supermarket and other large-scale retail outlets, it reduces pedestrian traffic crossing State Highway 1.

5.3.3 Business C

The Business C Zone provides for commercial, retail, service and community activities. Commercial activities include recreational facilities such as bowling alleys and ice-rinks which are conducted within large buildings and for which a fee is paid. These types of indoor pursuits are considered to be partially protected from the effects of surrounding activities.

The commercial and service areas of the District are located adjacent or close to Business A and B Zones, and their activities are complimentary but the level of amenity anticipated in the Zones differs. The Business C Zone provides for larger scale retailing and will never be able to replicate the intimate atmosphere and character of the Business A Zone. The buildings are anticipated to be larger with no verandas and large shop windows. Retail activities such as car yards require large, open sites that can be viewed from the road thereby restricting the landscaping of road frontages. The

[Click here to go back to start of Section 5: Business Zones](#)

character is therefore defined by large buildings with some off-street parking and limited landscaping.

Commercial type activities are anticipated to include offices, both large and small scale providing parking for staff and visitors on-site. Parking will often be provided in the street setback. Service activities will be encouraged to locate in this zone as their location provides ease of access from central Ashburton (Kapuka) and is convenient to places of work.

5.3.4 Business D

Light industrial, service and commercial activities are anticipated within this zone with limited retailing. However, to ensure the viability of the District's main commercial areas, retailing activities are to be auxiliary to an industrial or service activity. As this zone often adjoins more 'sensitive' activities such as found in residential areas, establishing an industrial activity will be a discretionary activity; although existing heavier industrial activities will continue to be recognised. Some parts of the zone will undergo a gradual change but established businesses will have existing use rights, so are anticipated to continue to operate within what will be a changing environment. It is anticipated that this zoning may introduce a higher level of amenity to some areas, in particular parts of the Riverside industrial area that adjoin residential areas. This recognises its location adjacent to the River and residential areas. This has in part been enabled by the establishment of the Ashburton Business Estate, which provides a suitable, alternative location for heavy industry.

5.3.5 Business E

This zone provides for medium to heavy industrial activities that may create adverse environmental effects such as higher levels of noise, dust and heavy truck movements; in addition, to other activities including offices, storage and warehousing activities. Industrial activities often prefer to locate away from urban areas where reverse sensitivity may curtail opportunities for expansion and people may be affected by excessive noise and trucks accessing sites. It is nevertheless desirable for industrial activities to be located adjacent to principal road networks or railway lines that allow ease of transportation of goods without utilising local roads.

The Business E Zone is characterised by large utilitarian buildings built up to internal boundaries with a minimum setback from roads. Buildings will often be enclosed by security fencing with signs displayed in conjunction with a business. Land surrounding buildings may be used for car-parking and outdoor storage and may or may not be sealed. Industrial areas are not therefore areas of high visual amenity with on-site development related only to the operational needs of the business.

This zone applies to the Ashburton Business Estate, whose development is required to conform to an Outline Development Plan to ensure mitigation of potential noise and visual effects at the boundary of the adjoining residential zone and traffic safety and efficiency on the adjoining road network. This Outline Development Plan requires a 75m buffer to be put in place with mounding and planting along the Residential E Zone interface. In addition, activities are intended to be graduated across the site with office, lighter service and industrial activities located on that half of the site closest to the Residential D Zone and the heavier, manufacturing activities closer to the eastern boundary, adjoining the freezing works.

[Click here to go back to start of Section 5: Business Zones](#)

In Rakaia, additional land has been zoned for industrial activities. Any development will be required to conform to an Outline Development Plan to protect the amenity of the adjacent State Highway at the entrance to Rakaia.

5.3.6 Business F

The zone provides for all activities related to meat processing including the yarding and slaughtering of animals, the associated processing of meat (including by-product and co-product processing) rendering, fellmongery, tanning, casing and pelt processing; and the associated chilling, freezing, packaging and storage of meat and associated products. The Zone provides for the spreading of effluent on some defined areas where this activity has historically been carried out. The zone also provides for the processing of other food products.

Activities on several sites within this zone are governed by Outline Development Plans. Permitted activities are required to be located in accordance with the Plans to avoid the spread of adverse effects.

The locations of the zone, usually surrounded by rural activities, allow these facilities to operate without adversely affecting residential or other business activities, and provide room for future growth. Adverse effects on surrounding properties generated from food and meat processing include loss of visual amenity, traffic, noise, dust and odour. Performance standards will control these.

5.4 Objectives and Policies

Objective 5.1: Business Area Development and Effects

Growth, maintenance and consolidation of business areas, provided that adverse effects on the environment are avoided, remedied or mitigated.

Policy 5.1A

Maintaining and enhancing the function, integrity, convenience and viability of the inner commercial areas of Ashburton, Methven and Rakaia and small villages.

Policy 5.1B

Ensuring that opportunities are available in the suburban areas of Ashburton for the establishment and on-going operation of business activities, providing retail and service activities to local neighbourhoods, in locations which are convenient

Policy 5.1C

Providing for the establishment of big box retail activities that generate high volumes of traffic and require large areas of parking in locations, which do not detract from the amenity of adjoining areas, the safety and efficiency of the roading network, or from the consolidation of the inner retail areas

[Click here to go back to start of Section 5: Business Zones](#)

Policy 5.1D

Recognition that heavy and noxious industrial activities have the potential to create adverse environmental effects and therefore ensuring there are appropriately located areas where they may establish.

Policy 5.1E

Avoiding an accumulation of activities which together would generate significant pedestrian activity on State Highway 1, in order to prevent pedestrian/vehicle conflicts and maintain safety.

Explanation and Reasons

The inner commercial areas of Ashburton (Kapuka), Methven and Rakaia are the focal points for a broad range of commercial, professional and administrative activities in these towns, particularly their comparison or “browsing” and retailing functions. The other established commercial centres in Ashburton (Kapuka) provide important local retail and service needs for their communities. The Plan aims to encourage the continued vitality, pleasantness and convenience of these centres and their important role in the attractiveness and identity of the towns. In this regard Council may choose to consider how a proposal responds to urban design principles contained in the Ministry for the Environment Urban Design Protocol 2005. These principles consider important matters such as design, creativity and choice that provide for a diverse and rich urban environment.

The consolidation of business areas is important to ensure that people have access to well-maintained and functioning business areas with a wide range of business activities that maintain their vitality, pleasantness and convenience. The dispersal of business activities to new locations can leave existing areas vacant, under-utilised, unattractive, and unable to provide the services the community desires. The consolidation of business areas assists in making efficient use of public investment in roads and other services in the business areas; assists in retaining the vitality of business areas; and the perception of the District’s towns as prosperous and lively centres. Dispersal of business activities throughout the District can also result in the mixing of incompatible activities.

In order to maintain the vitality and pleasantness of existing business areas and to make efficient use of their resources and servicing, the ongoing occupation and redevelopment of existing sites is to be encouraged through enabling a broad range of activities to establish throughout the business areas of the District. However, the objective and policies are not intended to prevent growth of the business areas, alongside the existing areas, provided that the adverse effects of this growth, including adverse effects on the consolidation of the business areas, are avoided, remedied or mitigated.

Accordingly, it is anticipated that the majority of business activity will be accommodated within areas zoned for that purpose, but with some opportunity for future expansion.

[Click here to go back to start of Section 5: Business Zones](#)

Objective 5.2: Qualities of Business Areas

Business areas that are pleasant places to visit and work within.

Policy 5.2A

Maintaining and enhancing the existing form and character of retail areas in terms of building height, setback, coverage and where appropriate, the provision of display windows and verandas.

Policy 5.2B

Ensuring the frontages of sites for industrial and service activities present an attractive, landscaped aspect to the street.

Policy 5.2C

Ensuring noise levels within business areas enable the functioning of anticipated activities, whilst remaining pleasant places to visit and work within.

Policy 5.2D

Requiring within the Ashburton Business Estate:

- that any development in the Ashburton Business Estate is carried out in accordance with the provisions of the Outline Development Plan for that zone so as to achieve the integrated development of that area to a high standard of amenity.
- that the publicly accessible and administrative parts of buildings e.g., office and reception areas, to face the road within specified parts of the Ashburton Business Estate with a maintained, grassed frontage.
- that the Ashburton Business Estate be divided with cycle and pedestrian walkway connections with a high standard of tree planting.
- a centrally located open space area in the Ashburton Business Estate to provide an amenity area for people working and visiting the Ashburton Business Estate.
- the use of design guidelines for assessment of new built development in the Ashburton Business Estate.

Policy 5.2E

Excluding residential occupation, other than for custodial or site management purposes, within specified industrial areas, in order to avoid any nuisance to residential occupants and conflict with the anticipated effects of activities in the industrial areas.

Explanation and Reasons

Business areas are important resources within the District, where many people work and visit. The establishment and operation of business activities can result in adverse effects, such as noise, fumes, loss of visual amenity, lighting and traffic congestion. In order to make these areas pleasant and enjoyable to visit and work within, it is necessary to ensure that these adverse effects are avoided, remedied or mitigated. However, the appropriate level of amenity values will vary between different areas, depending upon the role of the area, its location, and its proximity to other activities,

[Click here to go back to start of Section 5: Business Zones](#)

particularly residential areas. The local and inner commercial areas of the towns, where people go for their shopping, professional and administrative services need to be convenient, accessible, identifiable and pleasant places to go to. Opportunities need to be available for the establishment of activities that could not meet these high standards, in locations where they will not adversely affect the amenity values of other business areas or residential areas. These policies provide direction on how the Council will maintain and improve the amenity and quality of its business environments.

A requirement for an outline development plan for large land areas of development enables a comprehensive plan to be developed for integrating roading, landscape treatment, pedestrian and cycle accessibility and open space and amenity provisions for workers and visitors to the business area. Such an approach can effectively enhance the amenity of business areas by avoiding ad hoc and disjointed development.

Residential occupation of buildings within industrial areas is not provided for, except for custodial or site management purposes. There becomes a balance between the need for on-site security, surveillance and accessibility with a lower level of amenity compared with areas of typical residential occupation. The anticipated level of effects created by industrial buildings and activities is not compatible with residential activities with respect to their height, proximity to the boundaries, potential noise, dust, odour and lighting effects and traffic generation which may create excessive noise or fumes. These potential effects exceed the levels acceptable in a residential context and there is the potential that complaints over such effects may result in conflict over the operation of legitimate industrial activities. Excluding residential activities from industrial areas, therefore, has the effect of enabling industrial activities to be undertaken within an environment which has been established as appropriate for industrial activities, without being subject to complaints from residential occupants.

Objective 5.3: Effects of Business Areas on Surrounding Amenity

Areas of business activity which do not detract from the standard of amenity in adjoining areas

Policy 5.3A

Protecting residential and rural environments by:

- imposing the residential standards for height and admission of sunlight to buildings on sites adjoining residential areas.
- imposing the residential standard for noise on activities adjoining residential areas.
- preventing the unacceptable spill of light onto residential sites from business activities.
- requiring landscape planting along the boundaries of business sites adjacent to residential sites to protect the visual amenity of the residential areas and rural areas e.g. Business F Zone.

[Click here to go back to start of Section 5: Business Zones](#)

Policy 5.3B

Enabling future commercial and industrial opportunities, principally in the Ashburton Business Estate and Riverside locations, by:

- any development in the Ashburton Business Estate is carried out in accordance with the provisions of the Outline Development Plan for that area so as to ensure the protection of the amenities and quality of the environment in the adjoining Residential D Zone to the south and west
- a landscaped buffer be provided between residential and business activities in the Ashburton Business Estate.
- the development of a structure plan(s) incorporating landscape treatment, noise mitigation and control of the location of activities prior to subdivision and the establishment of activities in the Ashburton Business Estate.
- vehicle and pedestrian conflicts are avoided, remedied or mitigated at the rail crossings on Northpark and Works Roads.
- Provision of future development in the Riverside area dependant on the establishment of a suitable alternative road access.
- Protection of residential properties adjoining the Riverside area through buffer areas and landscaping,
- Possible provision of links to the river corridor and recreational facilities from the Riverside extension.

Explanation and Reasons

These policies seek to avoid, remedy or mitigate adverse effects on the surrounding environment created by business activities. Of particular concern is the effect that business activities may have on lowering the quality of living environments adjacent to the business area. They also consider public safety and the need to minimise pedestrian and vehicle conflicts. This is of particular importance where industrial activities increase the frequency of truck or heavy traffic movements through residential areas.

The Ashburton Business Estate has been established with a comprehensive set of provisions which are intended to enhance amenity and protect the surrounding areas of residential and rural land.

In addition, provision has been made for an extension to the Riverside business area to enable future commercial, manufacturing and light industrial development. This business area is expected to take many years to develop and is premised on the need to provide an alternative road access to the land and a high standard of buffering between business and residential activity. It is proposed that this land will provide for commercial and light industrial activities that are more compatible with being closer to residential activity. It is also hoped that this area will provide a relocation opportunity for businesses that are currently operating in areas that are intended to change in character eg businesses on the east side of the CBD.

[Click here to go back to start of Section 5: Business Zones](#)

5.5 Anticipated Environmental Results

- Enhancement and retention of the vitality, convenience, accessibility, character, and pleasantness of towns' central retail areas
- Maintenance of amenity levels within business zones through the minimisation of noise disturbance and landscaping.
- The spatial separation of business activities into defined zones
- Enhanced street appearance through landscaping
- Traffic and pedestrian generating activities located away from local roads.
- Limited access to business activities from state highways
- Preservation of the living environment adjacent to business areas in terms of light admission, noise and low glare
- Limited residential occupation of buildings within business areas
- The consolidation of the form of business areas

5.6 Methods of Implementation

Through the District Plan

- The use of rules to put in place performance standards for street appearance (setback, height and landscaping), noise, glare, dust, car-parking.
- The use of rules and performance standards to define the location of businesses fronting arterial roads.
- The use of rules to set down performance standards for activities adjacent to residential areas and to control residential activity within business areas.
- The use of structure plans to direct the location of activities, buffers, landscape treatment, noise mitigation and roading layout and external road connections.
- The use of zoning to separate activities which generate traffic and pedestrians and to separate activities which may create noxious effects such as noise. Zoning therefore reflects location (proximity to residential areas); the quality of amenity sought and function of activities provided for.

Through the LTCCP

- Provision of finance and initiation of projects for street and open space enhancement and the provision of public facilities and conveniences.
- Through the acquisition and development of land, as necessary, for roads, service lanes and car-parking.

5.7 Reasons for Rules

5.7.1 Height of Buildings

This rule seeks to achieve a consistency in the scale of business development that reflects the desired character for an area and, to limit the extent of buildings overshadowing other buildings, properties and public spaces.

[Click here to go back to start of Section 5: Business Zones](#)

The character of an area is very much influenced by the scale of buildings. As height is an important component in the scale of buildings, limits have been included which allow flexibility of design, while providing for the maintenance of the general character of each area.

The height within the Business Estate allows greater ability for those activities that need gantry fittings or additional working or storage height to be accommodated and it is considered a more efficient utilisation of land to allow for increased capacity through height.

5.7.2 Setback from Streets

The positioning of buildings up to the front or road boundary of properties is considered acceptable in the context of some areas of commercial development, particularly if the Council simultaneously encourages continuity in retail frontage. However in some parts of the business areas a setback also affords the opportunity for landscaping and planting which can assist in giving areas, such as industrial and commercial areas, a degree of amenity for those visiting or working in them.

Within the Business A Zone no setback is required. This means that all buildings are required to be built up to the street boundary and reflects the Council's desire to maintain the traditional appearance of the District's main shopping areas and a continuous vista along its main streets. It also ensures that continuous veranda coverage, where it is required, is able to be achieved. This provision also contributes to a sense of enclosure which defines this zone as a focal point of activity. Continuous frontage also maximises the accessibility and convenience of shops and services to the public. In the Business A Zone in Tinwald, a setback has been required to provide sufficient area for carparking off State Highway 1 and a setback on State Highway 77 is required, as a measure of protecting the safety and efficiency of the State Highways.

In the Business C Zone a 2m setback is required to provide a minimum area for the establishment of landscaping.

In the Business D and E Zones a 5m setback is required to keep noxious or often unsightly business activities away from the direct view of the road and to provide sufficient area for the establishment of landscaping. However, within the Ashburton Business Estate a variable setback is prescribed from Company Road, depending on the height of the building. Buildings up to 5m in height need only be setback 5m, which is sufficient width to establish landscape planting. A 10m setback is required for buildings up to 10m high which have greater potential to impact on the view and amenity of Company Road. A setback is not required along Northpark Road as a 75m buffer, vested in Council as reserve is proposed to achieve separation and amenity in this location. A lesser distance has been prescribed for setback from local roads where the volume of traffic is not as significant. These setbacks also provide the opportunity for landscape treatment within the zone.

The Business F Zone has extensive setbacks of 10-30m due to the potential noxiousness of onsite activities, the size of the buildings and the rural location which has an open space character.

5.7.3 Setback from Neighbours

Within the Business A Zone no setback from side boundaries is required. This standard is one of a number that the Council uses to maintain the traditional form of the main shopping areas and to ensure that there is a visual continuity to building frontage. This enables continuous veranda

[Click here to go back to start of Section 5: Business Zones](#)

coverage to be provided without gaps and maintains the predominant character associated with the main shopping area.

The Business F Zone requires extensive setbacks of 10-30m which is considered necessary because of the noxiousness of activities onsite, the size of plant facilities and the open character of their rural locations.

In the Business E Zone, a setback from neighbours is required in the Ashburton Business Estate between sites which directly adjoin the buffer. For properties within Area 1 of the Estate a setback between buildings on neighbouring sites is appropriate to ensure that a continuous wall is not created which adversely affects the amenity and outlook from the buffer and Residential D Zone. In all other business areas no controls have been placed on setback from neighbours as it is considered that this achieves little with regard to amenity in such areas and instead provides maximum opportunity for individual sites to be used efficiently and economically. Where applicable, building coverage limits are also likely to avoid comprehensive site coverage.

In the business zones amenity values are often not significant and premises share common walls. In these areas building setback achieves little with regard to amenity and limits the economic use of property.

5.7.4 Building Coverage

The purpose of this rule is to control the density of commercial and industrial development and to retain a degree of open space on sites, consistent with the potential needs and expectations of occupiers and local amenity values. The rule also seeks to ensure sufficient open ground is available for stormwater percolation to ground.

This standard controls the amount of each section that is retained as open space and is therefore a key factor in determining the visual amenity and spaciousness within business areas.

Maintenance of the existing general scale and character of the business environment requires site coverage and open space levels for new development which are consistent with the prevailing character.

Within the Business A Zone in central Ashburton (Kapuka), 100% site coverage is provided for as the inner commercial area of Ashburton (Kapuka) is recognised as an area of intensive business activity. As there is no provision for setback from boundaries or the road and no requirement for onsite carparking, it is anticipated there will be a high level of building development. All other parts of the Business A Zone have a lower standard of site coverage because sites generally adjoin residential zones and this ensures that reasonable levels of open space are maintained consistent with the amenity values of the residential areas.

In all other cases within the Business B, C, D and F Zones, a site coverage of 75% is provided for, which realises reasonable development opportunities, some degree of spaciousness and the ability to comply with standards for landscaping, parking, loading and manoeuvring. In the Business F Zone 75% site coverage recognises the industrial character of those areas already occupied by plant and buildings, as shown in the Outline Development Plan. Other parts of the Zone are rural in character

[Click here to go back to start of Section 5: Business Zones](#)

and the site coverage provision is the same as for the Rural Zones in recognition of this characteristic.

In the Business E Zone a new standard is introduced to maintain 20% of the site as a permeable surface to ensure that there is sufficient open ground for stormwater treatment and disposal on each site.

5.7.5 Verandas

Verandas are a traditional feature of many New Zealand towns and have a significant role in the visual and architectural integrity of the “main” streets of Ashburton (Kapuka) and Methven. They also provide shelter from the weather. The Council wishes to retain this traditional appearance of its main shopping areas and to require that on specified streets of the Business A Zone in Ashburton (Kapuka) and Methven that veranda coverage is continuous.

The standard controls aspects of design and construction to ensure that continuity in veranda coverage is achieved and to ensure safety from collision with vehicles. In Methven veranda posts are permitted to assist in the maintenance of the traditional character and amenity values of the streetscape.

5.7.6 Windows

The Council wishes to retain its traditional main shopping areas as attractive to the public and seeks to avoid the creation of large blank walls which would break the continuity of window displays and have little visual appeal. A minimum percentage of the wall to be dedicated for window will ensure that large blank walls are not created.

5.7.7 Outdoor Storage and Display

Within the main shopping locations the Council wants to ensure that the form and integrity of building frontage is retained for visual and amenity reasons and has therefore created a rule which does not allow the use of vacant land for business activity. This control is part of a package of rules which aim to maintain a traditional street frontage with a continuum of buildings facing the street. Within the Business A Zone the outdoor storage of goods and vehicles is limited to the rear of sites to control the visual amenity of the zone and adjoining areas which are residential.

5.7.8 Landscaping

The dominant form of landscaping is the planting of trees and shrubs. Landscaping has the benefits of enhancing the appearance and/or the screening of a site and buildings as viewed from or across streets, or from adjoining properties.

A landscaped area is not required in all Business zones. In the Business A Zone the Council undertakes any street beautification works and opportunities for onsite landscaping are extremely limited with buildings typically positioned up to the road boundary. In Tinwald where there is a large building setback to accommodate carparking and a landscaped area adjacent to the State Highway is required.

[Click here to go back to start of Section 5: Business Zones](#)

In the Business B, C, D and E (except Ashburton Business Estate) Zones, landscaping or tree planting is required along all road boundaries. The Council wishes to ensure that the commercial and light industrial areas of the District are functional but still retain some level of amenity. Tree planting will partially screen bulky buildings and storage areas whilst providing a pleasant frontage when viewed from the street or adjoining properties. Tree planting is often more practical to achieve and maintain. Landscaping areas require more maintenance but provide a pleasant amenity over time.

In the Business E Zone at Ashburton Business Estate, the landscape treatment for the zone is to be provided within the road reserve by Council. This includes a grassed berm and shelterbelt planting along specific roads through the zone to provide an overall structure to planting, visually break up the large land area, to provide a visual link with the distinctive shelterbelt planting in the surrounding rural land and to ensure landscape treatment is appropriately maintained. Along the Company Road frontage hedge planting is required to ensure that the road frontage maintains a pleasant visual amenity to the travelling public.

In the Business F Zones, landscaping is required along road and rural zone boundaries to screen activities and buildings on sites from adjoining properties and public places. The rules are specific in the type and height of trees to be planted as well as the distance between trees and rows of trees at the time of planting. The activities being undertaken on sites within the Business F Zones can create effects such as noise, odour and reduced visual amenity therefore the landscaping is required to mitigate these effects and maintain amenity values in the surrounding area.

5.7.9 Amenity

The purpose of this rule is to achieve a scale of development which is consistent with the character of the adjoining land and to ensure that building development does not unduly deprive neighbouring properties of sunlight or impact significantly on their amenity. These are indirectly a means of affording some degree of privacy to property occupiers and some retention of opportunities for outlook and views.

These standards seek to maintain the scale of development on sites adjoining residential, rural or open space land to a level that is more consistent with that within the residential environment as a means of preserving the character and amenity of these areas or the character of the adjoining rural or open space land. The provision for setback and screening will assist in the separation of potentially incompatible activities and affect the standard of visual amenity by reducing the dominance of buildings, and securing levels of privacy and access to sunlight and daylight.

5.7.10 Setbacks from Stopbanks and Waterways

This rule seeks to avoid or limit the vulnerability of buildings, contents and occupants to extreme flooding events which could occur due to failure of stopbanks, to limit the vulnerability of stopbanks to the direct effects of development, and to maintain separation from waterways to avoid flooding, enable access and provide for mechanical maintenance of waterways.

Stopbanks are designed to protect buildings and their occupants from flooding. However, in the event that they fail, buildings in close proximity to them are highly vulnerable to damage due to the surge effect of water. Failure through overtopping or breaching cannot be predicted in any particular

[Click here to go back to start of Section 5: Business Zones](#)

location. It is important therefore to anticipate this vulnerability along any stopbank and to mitigate this by locating buildings back from the stopbank wherever practical.

Also the construction of buildings or carrying out of works in close proximity to or into/onto stopbanks can reduce the integrity of the stopbank. In order to maintain stopbanks and waterways, buildings need to be set back to retain their accessibility.

Buildings are required to be setback from waterways for a variety of reasons, including for the avoidance of the adverse effects of natural hazards.

5.7.11 Design and Appearance

These rules intend to maintain and enhance the amenity of specified business areas on a site specific basis and to ensure the colours of buildings adjacent to the buffer (as defined in Appendix 5.2A the Outline Development Plan for part of the Business E Zone) and Residential Zone do not create adverse visual effects when viewed from the buffer and Residential Zone.

Some areas require additional consideration in terms of the effect of any future development because they have a distinctive amenity or character. In these cases the Council may wish to impose additional requirements over the zone and site standards specified in the Plan

Area 1 of the Business E Zone is intended to be developed with a higher level of internal amenity than other Business areas. In addition, Area 1 of the Business E Zone directly adjoins a buffer providing physical separation from an adjoining Residential D Zone. A higher standard of building design is appropriate in this location. Similarly, the rule requiring compliance with a colour palette for buildings adjoining the buffer is to ensure that the visual outlook from the buffer and the Residential D Zone is not adversely affected by brightly painted buildings which may detract from outlook and the planting of the landscaped buffer.

5.7.12 Offensive Processes

Industrial activities may include processes which involve the handling or processing of products which are dangerous or have the potential to create noxious effects. It is not appropriate that these activities are located in areas close to residential areas where a higher standard of amenity and environmental quality is expected and where significant numbers of people are at risk. In addition, some business areas have a comparatively higher level of amenity that would be threatened by these activities. To protect these areas, businesses which involve specified processes are not provided for in most Business Zones and require Council assessment and consent in the Business E Zones. In Area 1 of the Business Estate, Offensive Processes are not anticipated due to the proximity to residential properties.

5.7.13 Hours of Operation, Including the Sale of Liquor

The hours over which a business activity operates is a significant determinant in the level of adverse effects likely for neighbours as a result of vehicle and pedestrian movements, noise levels, loss of privacy and security and general disturbance, which are incompatible with residential environments. These effects are generally as a result of operations during hours when neighbours can reasonably

[Click here to go back to start of Section 5: Business Zones](#)

expect a more peaceful environment. For this reason, limitations have been placed on the acceptable hours of operation for each day.

In the case of activities involving the sale of liquor adjoining residential areas, the Plan recognises that such activities can result in activities which give rise to adverse effects on the amenity values of residential areas. These can be as a result of late night vehicle and pedestrian movements; noise of voices; vehicle doors banging; antisocial behaviour; and a loss of feeling of security for neighbours. Where the sale of liquor would otherwise be permitted as-of-right without any restriction on hours of operation, limits have been placed on the hours over which liquor may be sold on sites adjoining residential zones. This will enable the assessment of the appropriateness of the activity and the extent to which it will have adverse effects on residential amenities, by way of a resource consent application.

5.7.14 Effluent Disposal

These rules seek to protect the environmental quality and amenity values of land within and surrounding the site at Fairton, and to ensure that the environmental quality and amenity values of land at and surrounding the sites at Seafield and Christys Road are not affected to a standard below that considered as acceptable under the terms of resource consents previously granted.

Effluent disposal is a permitted activity within the Business F Zone where it is acknowledged that effluent disposal is an integral part of a meat processing facility. However, on the sites at Seafield and Bridge Street, the disposal of effluent is an activity that has been approved under consents issued by the Ashburton District and Canterbury Regional Council's. It is appropriate that conditions imposed by the District Council on effluent disposal at the Christys Road and Seafield sites are transferred into the District Plan to ensure that the requirements and environmental quality required by these consents are maintained. The "testing" or consideration of the suitability of the land at Fairton and Northpark Road has not been undertaken through the planning process and it is therefore necessary to ensure that this activity is not permitted without the need for further consents. This is necessary due to the potentially noxious effects associated with effluent disposal.

5.7.15 Residential Activities

With respect to the provisions for residential and visitor accommodation activities in Business Zones, it is appropriate for residential activities to be located in the Business A, B and C Zones. These zones provide for retail and commercial activities, which do not generally create noxious effects and are therefore considered suitable areas for such activities. The scale of buildings would be compatible with other uses within these zones and therefore not have adverse effects on character. In particular, in the Business A Zone, residential activities such as shop top apartments are provided for as residential activity can increase the vitality of town centres. The proximity of residents to services such as restaurants and entertainment and their likely use of cafes during the weekends often means that town centres do not 'close' at 5pm.

There may be sites within the Business D Zones where residential and visitor accommodation is appropriate. Quality and amenity values can vary considerably within this zone and accordingly it is appropriate to make residential activities and visitor accommodation a Discretionary Activity in this

[Click here to go back to start of Section 5: Business Zones](#)

zone and assess the suitability and effects of such developments (including effects on adjoining businesses) on a site by site basis.

The Business E and F Zones are industrial and meat and produce processing Zones. Permitted activities are potentially noxious and objectionable; and in particular the Ashburton Business Estate has the potential to develop as a transport hub. These are generally unacceptable environments for residents (other than for custodial or site management purposes) as the levels of adverse effects exceed those generally considered acceptable or pleasant to live within. Even if more stringent standards were required for residential activities, the level of noise, vibration, fumes, dust, traffic movements, and the style, proximity and density of building on adjoining sites would not be compatible with residential activities. In addition, the establishment of residential activities, other than for custodial purposes, may result in complaints over environmental quality and amenity values and result in unreasonable restraints being imposed on legitimate business activities.

With respect to the provisions for visitor accommodation in Business Zones, the Business E and F Zones are inappropriate areas for the establishment of visitor accommodation. These are industrial and meat and produce processing zones where permitted activities are potentially noxious and objectionable and therefore incompatible with visitor accommodation. They are very likely to be areas of little, if any, demand for such activities as a consequence. The relocation of the Ashburton rail yard to Business E Zone and its potential to develop as a transport hub make it similarly, incompatible with visitor accommodation.

5.7.16 Commercial and Retail

There are a range of reasons for the commercial and retail rules including:

- To ensure the consolidation of the business areas and the functioning, integrity, convenience and viability of the inner commercial areas of the towns is realised.
- To protect adjoining environments from the adverse effects of retail activity, including pedestrian and vehicle traffic generation
- To limit the attraction of the general public to areas of noxious or heavy industrial activity.
- To avoid, remedy or mitigate vehicle and/or pedestrian conflicts, and protect traffic safety and efficiency, with regard to business activities along State Highway 1.

The dispersal of general retail activity throughout the business areas may result in adverse effects on the functioning, convenience, vitality, pleasantness and viability of the inner commercial areas of the towns. Fragmentation and dispersal of general retailing activities may result in closure of shops in the inner commercial areas, a reduction in the range of services available in these areas, a loss of vitality and attractiveness to shoppers, and an undermining of their roles as principal areas for comparison retailing, and as focal-points and sources of identity for their communities.

Unlimited retail activity throughout the business areas may also result in the dispersal of activity along the State Highways, with consequential adverse effects on traffic safety and efficiency, traffic congestion and vehicle/pedestrian conflicts. The existing public infrastructure in the inner commercial areas, in the form of public car-parking and other street developments, may become inefficiently used.

[Click here to go back to start of Section 5: Business Zones](#)

Within the Business B and C Zones, retail activities have been limited to those which will not undermine the role, functioning, attractiveness and vitality of the inner commercial areas and which will not result in the attraction of the general public to areas of noxious or objectionable industries. There is, however, considered to be a wide range of large scale retailing activities, which could be located throughout the business areas, without resulting in any adverse effects on the vitality, convenience and functioning of the inner retail areas of the towns. These activities frequently require large sites because of the bulky nature of the goods being stored on site and the need for convenient and efficient parking, loading, manoeuvring, vehicle access and vehicle crossings. They require convenient and efficient entry/exit points for deliveries and customers, and are not compatible with the intimate pedestrian-oriented retail environment anticipated in the inner commercial areas.

The Business B Zone also provides for restaurant and take-away food outlets of less than 500m². This is intended to cater for the needs of those working in these areas, whilst preventing vehicle trips into central Ashburton (Kapuka) during lunch breaks. The reduced minimum floor area is not intended to provide for other service or retail activities such as video rental stores as these are better suited to the Business A Zone.

The establishment of large-scale, vehicle-oriented retail activities, including supermarkets, on the west side of the Ashburton (Kapuka) town centre is not considered to have significant adverse effects on the town's inner commercial area. In Ashburton (Kapuka), a significant number of shopping trips combine supermarket shopping and other retailing. Vehicle movement between the retail areas east and west of the railway line in Ashburton (Kapuka) is convenient, quick and safe, and parking is easy to obtain in the central areas. Consequently, people will find it convenient to move between supermarket shopping, whether on the east or west side, and comparison retailing or other commercial activities on the east side of the railway line. The separation of these two retail areas does not present a significant hurdle to shoppers and they can move freely from one area to the other, visiting both areas during one shopping trip.

The Council is similarly satisfied with respect to the retailing of goods produced or processed in the Business D and E Zones; as well as retailing from vehicle sales and other outdoor display and sales. Provision for sales from the Ashburton Saleyards recognises the historical use of this site, which is not otherwise permitted in the Business E Zone.

With respect to restaurants and take-away food outlets, these tend to be vehicle-oriented in Ashburton (Kapuka) and their function is not related to the comparison retailing which is sought to be concentrated in the inner commercial area. This function is not related to the size of the restaurant or take-away food outlet and it is not considered to be necessary to restrict the size of these activities.

Throughout the business zones there is an additional control that limits vehicle access and vehicle crossings to retail activities on sites fronting State Highway 1. Retail activities are a significant determinant of the number of vehicle movements to and from a site and require assessment as to the effects on the safety and efficiency of State Highway 1. An exception is made to all of these rules for service stations which are permitted throughout the business zones. Service stations are substantially vehicle orientated and considered appropriate activities on sites along the State

[Click here to go back to start of Section 5: Business Zones](#)

Highway as they need to be accessible to the travelling public and avoids the re-routing of traffic down local roads. Retail sales of goods other than motor fuels and accessories from service stations is to be maintained at a level that is relatively minor and unlikely to threaten the form and consolidation of established business areas.

In addition, major retail centres often provide facilities and amenities for the public and in particular pedestrians, e.g. toilets, caregiver rooms, play areas. A dispersion of retail activity may result in the non-provision of such facilities.

5.7.17 Lighting

Illumination from lighting can interfere with the enjoyment of a property and with the sleep of occupiers, therefore the standard seeks to limit the amount and intensity of light spillage onto adjacent properties. Inappropriately directed lighting can also cause safety hazards on roads by distracting, confusing or temporarily blinding drivers. The standard has been set to reflect the amount of illumination generally anticipated in the residential areas of the District's towns, where there is already a degree of night-time illumination from street, security, shop window and other neighbourhood lighting.

Residential sites adjoining existing industrial zones are in some instances currently subject to increased illumination. However, the standards for activities within the Business Zones require those activities to meet acceptable residential illumination limits at the boundary of any property zoned residential.

5.7.18 Outline Development Plans

The purpose of these rules is to ensure that activities are located in areas that will assist in the avoidance, mitigation or remedying of adverse effects.

The Business F Zone (Appendices 5-1A, 5-1B and 5-1C) includes land beyond the immediate plant and buildings of the meat processing plant at Seafield as well as land at Northpark Road. Not all of the permitted activities shown in the table in the Zone Rules are appropriate throughout the zone due to the potential for adverse effects to occur which may detrimentally affect environmental quality and amenity values. For example, food processing may be appropriate at the Northpark Road site, however, the slaughtering of animals or disposal of effluent are not activities that are considered suitable. The Outline Development Plan defines the appropriate location of activities and the Zone Standard requires compliance with this Plan. In the Business F Zone at Bridge Street the land surrounding the existing plant is zoned for meat processing activities. However, there is no provision for expansion, in order to ensure that a larger plant is not provided for which may contribute to cumulative adverse effects. The company has consent to dispose of its effluent on to the expanded area and provision is made for this through the Outline Development Plan.

Ashburton Business Estate (Business E Zone. Appendix 5-2A) is located adjacent to Residential D Zone along its western boundaries. To ensure that business activities do not adversely affect the amenity values of the residential area it is necessary to control the location of potentially more adverse industrial activities away from the residential boundary. Accordingly, the Business Estate has been divided into two Areas. Area 1 closest to the residential zone provides for offices, commercial, service and industrial activities with limitations on industrial activities adjoining the buffer zone and

[Click here to go back to start of Section 5: Business Zones](#)

vehicle refuelling and maintenance. However, there is a site standard in the Business zone rules which controls Offensive Processes within the Business E zone.

Area 2 applies to that half of the site further away from the residential area and provides for heavier industrial activities including manufacturing and food and produce processing activities. Area 2 is adjacent to the PPCS freezing works which is an established heavy processing activity and is not likely to be adversely affected by further industrial development on its boundary.

Whilst manufacturing activities come within the definition of an industrial activity within the District Plan and could apply over both Area 1 and Area 2, offensive processes are to be considered as a zone standard (or non-complying activity).

The reason for the part of the rule restricting the location of some activities to within buildings, is to ensure industrial activities located adjacent to the buffer area and residential zone do not adversely affect the amenity values of the residential area and therefore it is necessary to control the location of potentially more adverse industrial activities away from the residential boundary.

Whilst some industrial activities generally involve manufacture, assembly, processing or fabrication of a product it is seen as important to control this at the boundary such that there is a limited chance of noise or other industrial related effects such as odour or glare emanating across the buffer into the residential area. As the definition for an industrial activity is broad it is hard to determine the actual effects however if they are limited to within a building this will in itself act as mitigation and avoidance of potential effects. Council does not wish to see large scale activities operating outside of buildings where the site adjoins the buffer and where the likelihood of potential effects can occur.

The outline development plan puts in place a 75m buffer along the shared length of the Residential D / Business E boundary providing physical separation between residential and business activities. Seventy five metres provides sufficient width to incorporate mounding and sufficient distance to ensure that noise effects are mitigated to the district plan standard at the residential boundary. The limitation on window and door openings for buildings on sites directly adjoining the buffer provides further mitigation of any adverse noise effects at the residential boundary.

The buffer also provides space for landscape planting, stormwater treatment together with pedestrian and cycleway connections to the Business Zone.

The Business Estate provides an area for the Ashburton rail yard to be relocated away from the town centre to a new site. A rail yard has the potential to create adverse noise effects and the Outline Development plan locates the yard in a location, where coupled with an appropriate noise barrier, noise standards at the residential boundary are anticipated to be met. This mitigation must be in place prior to the establishment of any rail activities within the zone. The rule requires the added measure of an acoustic report to satisfy Council that the acoustic barrier erected as mitigation is of an appropriate standard prior to the activity commencing.

The limitation on the number of access roads connecting with the local roading network and requirements for curved road alignments are to ensure that traffic is dispersed appropriately onto the wider roading network and that the roading layout accommodates easy access to those main road connections.

[Click here to go back to start of Section 5: Business Zones](#)

5.7.19 Community Activities

Community activities are permitted within the Business A, B and C Zones as these adjoin and provide for residential activities. The character of these areas and scale of buildings often means that such activities are compatible with the existing environment. In addition, the Business A, B and C Zones attract large numbers of visitors and have a higher amenity than other business zones, and therefore are considered appropriate locations for community activities.

Within the Business D Zone, the community activity needs to be assessed against its role in meeting the needs of residents principally within the surrounding business or adjoining residential environment. Not every site may be appropriate for community activities and as such, they will be assessed as discretionary activities. Consideration will be given to matters such as the appropriateness of the community facility within the Business D Zone; alternative locations; the number of visitors it may attract and the frequency of visits as well whether these will be outside the normal operating hours of the surrounding businesses, and the nature of adjoining business activities.

Community activities are not considered appropriate within Business E and F Zones due to the nature of activities occurring there, and the potential for high numbers of visitors to potentially conflict with heavy traffic.

5.7.20 Recreational Activities

Recreational activities, considered to be passive activities such as walking, cycling etc (any recreational activity for which a fee is paid is considered to be a commercial activity), are considered appropriate within the Business A, B and C Zones. These Zones have a generally high level of amenity and attract high numbers of visitors, therefore recreational activities would not be considered inappropriate or in conflict with existing activities.

Within the Business D and E Zones, such activities may be appropriate on some sites and will be assessed as discretionary activities. For example, a cycle track or skate park within an industrial area may be appropriate depending upon the nature of adjoining activities, their hours of operation, and effects such as noise and odour and vehicle/pedestrian safety.

No recreational activities are considered appropriate within the Business F Zone due to the nature of activities that occur there. Adverse effects such as noise and smell make this Zone inappropriate for outdoor pursuits.

5.7.21 Industrial Activities and Mineral Extraction

These rules seek to prevent the establishment of activities with potentially significant adverse effects in locations close to residential areas or in business areas which have a high standard of amenity. To control the scale of industrial activities in established commercial and mixed business areas which have a higher concentration of people and higher amenity levels.

Mineral extraction is considered inappropriate in the Business A, B and C Zones. These zones are areas where people will congregate and anticipate a pleasant working environment in which to conduct shopping, business and social activities. The potential effects of mineral extraction, such as

[Click here to go back to start of Section 5: Business Zones](#)

increased noise, vibration, fumes, dust and heavy traffic are considered incompatible with the level of amenity anticipated.

Even within the Business D and E Zones, mineral extraction is not considered appropriate as it would require large tracts of land to be taken out of use by business activities. In addition, the location of the majority of these zones close to urban areas makes them inappropriate for such mineral extraction, as adverse effects such as noise and traffic generation affect sites beyond the boundaries of the business zones.

Industrial activities are considered inappropriate in the Business A and B Zones. These zones are intended for the development of retail, tourist related services and also community and recreational activities to serve the needs of the local community. The potential effects of industrial activities such as increased noise, vibration, or heavy traffic are considered incompatible with the level of amenity anticipated.

Industrial activity has a broad definition that may incorporate a range of activities. It is appropriate to provide for industrial activities in the Business C Zone in recognition of the fact that often manufacturing processes may be a complementary part of a retail sale or service business e.g. jewellery manufacture. It is therefore appropriate to make industrial activity a Discretionary Activity in this zone and assess the suitability and effects of such developments (including effects on adjoining businesses) on a site by site basis.

Industrial activities are permitted within the Business D and E Zones as these have historically been areas of manufacturing and industrial activity. As such, these are areas of low amenity with large buildings, outdoor storage and substantial areas of impermeable surfaces with little or no landscaping. These areas are often located away from residential areas and therefore provide an opportunity for industrial activities to operate without reverse sensitivity effects that may prevent the operation or expansion of such activities.

Industrial activities, except for those related to meat and food and produce processing, are incompatible with the activities in the Business F Zone due to the potential noxiousness of effects created by these activities. With respect to the Business F Zone in Bridge Street it is not appropriate to provide for a broadened range of activities as the site is more suited in the long-term for Residential zoning given the nature of surrounding land uses and the location of the zone in proximity to the urban boundary. The facilities at Fairton and Seafield are purpose-built facilities and the range of permitted activities already encompasses all food, produce and meat related processing activities.

5.7.22 Forestry and Intensive Farming Activities

Forestry and intensive farming activities have the potential to generate effects which are incompatible with the levels of amenity values sought in business zones in urban areas. Effects include odour, visual impact, dust, noise, overshadowing, and dominance of outlook and loss of security. Within the Business F Zone however, forestry is permitted as these zones are located within rural areas where forestry is provided for in the surrounding areas and is a compatible land use. Intensive farming is not provided for in the Business F Zone due to the potential adverse effects created by this activity on the surrounding environment in terms of odour.

[Click here to go back to start of Section 5: Business Zones](#)

5.7.23 Flood Risk

Low lying areas may be subject to flooding or inundation during significant rainfall events. The Riverside area is located immediately adjacent to the Ashburton River (Hakaterere) and thus activities; buildings and people need to be protected from flood risk.

5.8 Rules – Business Zone

5.8.1 District Wide Rules

Attention is drawn to the following District-Wide Rules which may apply in addition to any relevant Zone Rules to activities undertaken in the Business Zones. If any one or more of the District-Wide Rules is breached, the activity may require consent in respect of those rules.

| | |
|--|--------------------|
| Subdivision | (Refer Section 9) |
| Transport | (Refer Section 10) |
| Noise | (Refer Section 11) |
| Heritage Values and Protected Trees | (Refer Section 12) |
| Signs | (Refer Section 13) |
| Utilities, Energy and Designations | (Refer Section 14) |
| Relocated Buildings and Temporary Activities | (Refer Section 15) |
| Hazardous Substances | (Refer Section 16) |
| Definitions | (Refer Section 17) |

5.8.2 Activities

The following summary table illustrates the status of activities within each of the Business Zones:

P = Permitted Activity (if all site and zone standards are met)

D = Discretionary Activity

N = Non-Complying Activity

n/a = Not Applicable

Table 5-1: Summary of Activity Status for Business Zones

| Activity | Zone | | | | | |
|--|------|-----|-----|---|---|---|
| | A | B | C | D | E | F |
| Residential (full) | P | P | P | D | N | N |
| Residential (custodial or site management) | n/a | n/a | n/a | P | P | P |
| Home Occupations | P | P | P | D | N | N |
| Community facilities | P | P | P | D | N | N |
| Visitor accommodation | P | P | P | D | N | N |
| Recreation activities | P | P | P | D | D | N |
| Retail (unlimited) | P | P | P | D | N | N |
| Retail (manufactured or processed on the site) | n/a | n/a | n/a | P | P | P |
| Commercial | P | P | P | P | D | N |
| Service | D | D | P | P | P | N |
| Industrial | N | N | D | P | P | N |
| Food and Produce Processing | N | N | N | N | D | P |
| Meat Processing | N | N | N | N | N | P |

[Click here to go back to start of Section 5: Business Zones](#)

| Activity | Zone | | | | | |
|---|------|---|---|---|---|---|
| | A | B | C | D | E | F |
| Farming (excluding intensive farming) | N | N | N | N | N | P |
| Intensive Farming | N | N | N | N | N | N |
| Forestry | N | N | N | N | N | P |
| Mineral Extraction | N | N | N | N | N | D |
| Shooting Ranges, including but not restricted to rifles, shotguns and handguns. | N | N | D | D | D | D |

Note:

- Any permitted activity that does not meet site standards = restricted discretionary
- Any activity that does not meet zone standards = non-complying
- Any access in Business E from Taits Road = prohibited

5.8.3 Restricted Discretionary Activities

- a) Any Activity which is listed as a Permitted Activity and which complies with all of the relevant Zone Standards, but does not comply with any one or more of the relevant Site Standards shall be Restricted Discretionary Activity. The exercise of the Council's discretion being restricted to the matter(s) specified in the relevant rule.

5.8.4 Non-Complying Activities

- a) Any Activity which does not comply with any one or more of the relevant Zone Standards shall be a Non-Complying Activity, provided that they are not listed as a Prohibited Activity.

5.8.5 Prohibited Activities

The following activities shall be Prohibited Activities:

- a) Any provision for vehicular access to any site or activity in the Business E Zone from Taits Road.

5.8.6 Notification / Consultation / Notes

Resource consents in relation to the following matters shall not be publicly or limited notified:

Residential and Visitor accommodation Site Standard 5.9.15

Resource consents in relation to the following matters shall not be publicly notified:

Setback from Stopbanks and Waterways Site Standard 5.9.10
Flood Risk Zone Standard 5.10.6

[Click here to go back to start of Section 5: Business Zones](#)

Consultation with the Canterbury Regional Council will be important in the assessment of resource consent applications in relation to the following standards:

| | |
|--------------------------------------|----------------------|
| Setback from Stopbanks and Waterways | Site Standard 5.9.10 |
| Flood Risk | Zone Standard 5.10.6 |

5.9 Site Standards

5.9.1 Height of Buildings

- a) Maximum height of any building shall be as set out in Table 5-2 below:

Table 5-2: Business Zone Building Heights

| Zone | Maximum Height |
|--|----------------|
| Business A – Ashburton Town Centre only | 15m |
| Business A – apart from Ashburton Town Centre | 10m |
| Business B | 10m |
| Business C | 10m |
| Business D except as specified below | 15m |
| Business E | 15m |
| Business F - buildings set back less than 30m from a road boundary | 8m |
| Business F - buildings set back 30m or more from a road boundary | 16m |

- b) In the amenity setback area adjacent to the Ashburton River (Hakaterere) in the Business D Zone (Riverside) identified on the Outline Development Plan in Appendix 5-3, the maximum height of any building shall be 6m.

5.9.2 Setback from Streets

- a) Minimum setback of any building from road boundaries shall be as set out in Table 5-3 below:

Table 5-3: Business Zone Road Boundary Setbacks

| Zone | Setback |
|---------------------------|---|
| Business A and Business B | There shall be no minimum setback except from the following roads: <ul style="list-style-type: none"> • SH77 – 4.5 metres |
| Business C | 2m except for the following roads: <ul style="list-style-type: none"> • SH1 in Tinwald – 14 metres • SH77 – 4.5 metres |
| Business D and E | 5m except that for Company Road: <ul style="list-style-type: none"> • buildings up to and including 5m in height – 5m • buildings over 5m in height – 10m |
| Business F | 10m except that: the minimum setback of buildings used for the housing or slaughtering of animals or processing of meat or processing of produce shall be as follows: <ol style="list-style-type: none"> a) 20m in the Business F Zone at Bridge Street b) 30m in all other Business F Zones |

5.9.3 Setback from Neighbours

- a) Minimum setback of buildings from internal boundaries shall be as set out in Table 5-4 below:

Table 5-4: Business Zone Internal Boundary Setbacks

| Zone | Minimum Setback |
|---|---|
| Business E – Ashburton Business Estate only | Where the site directly adjoins the 75m buffer, as defined in the Outline Development Plan, any building shall be setback 10m from one internal side boundary that is generally perpendicular to the boundary with the buffer. This setback from an internal side boundary shall not apply to those parts of any building which are sited 20m or more from the boundary with the buffer. |

[Click here to go back to start of Section 5: Business Zones](#)

| Zone | Minimum Setback |
|---|---|
| Business F – for buildings which are used for the housing or slaughtering of animals or for the processing of meat or produce | 30m except that minimum setback distance for all buildings from the western internal boundary of Part Reserve 1774 with the adjoining railway land shall be 10m. |
| Business F – all other buildings | 10m |

5.9.4 Building Coverage

- a) Maximum building coverage shall be as set out in Table 5-5 below:

Table 5-5: Business Zone Building Coverage

| Zone | Maximum Building Coverage |
|---------------------|---|
| Business A | 75% of net site area except in Ashburton Town Centre where no maximum shall apply. |
| Business B, C and D | 75% of net site area |
| Business E | 75% of net site area and a minimum of 20% of the site shall be permeable surfacing, being free of paving, concrete or bitumen. |
| Business F | 75% of net site area except that: in Areas 1 and 3 as shown on the Outline Development Plan, building coverage shall be as for Rural Zones. |

5.9.5 Verandas

- a) In the Business A Zone, every building adjoining a road boundary, on its erection or on being reconstructed or altered in any way that substantially changes the exterior appearance, be provided with a veranda.
- b) The veranda shall be constructed along the full length of all parts of the building facing the road and within 2 metres of the road boundary. The height, width and fascia of the veranda shall relate to any adjoining verandas to provide continuity of veranda coverage, except where an access or driveways are provided to the rear of the building. (See Figure 5-1 below.)

[Click here to go back to start of Section 5: Business Zones](#)

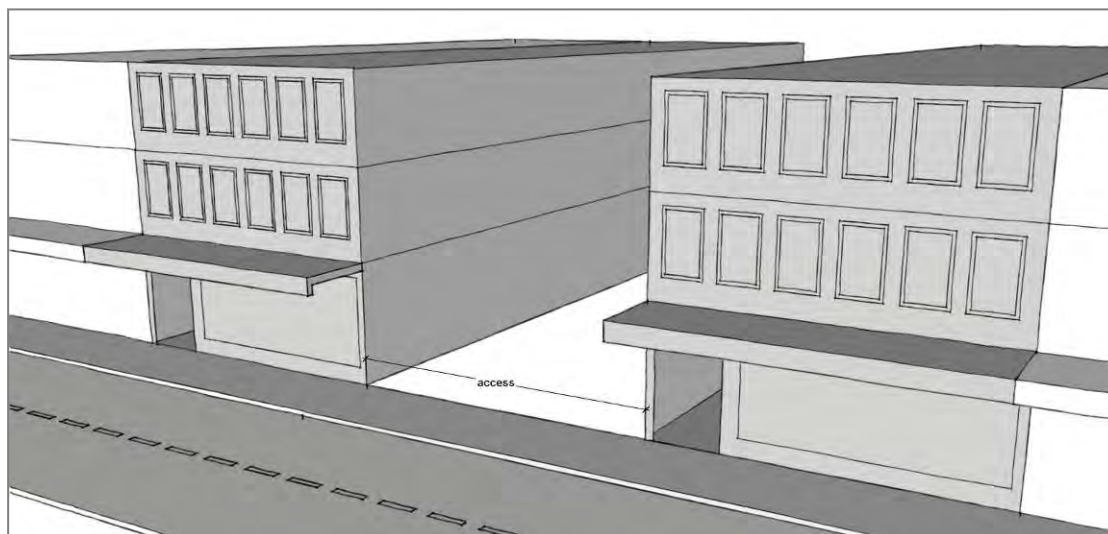


Figure 5-1: Business A Zone Verandas

- c) Every veranda erected, except in Methven and Rakaia shall be of cantilever or similar construction and not supported by posts.
- d) The front edge of each veranda shall be set back a minimum of 0.5m from the kerb-line of the carriageway and each veranda shall be a minimum of 2m in depth from the face of the building. (See Figure 5-2 below.)

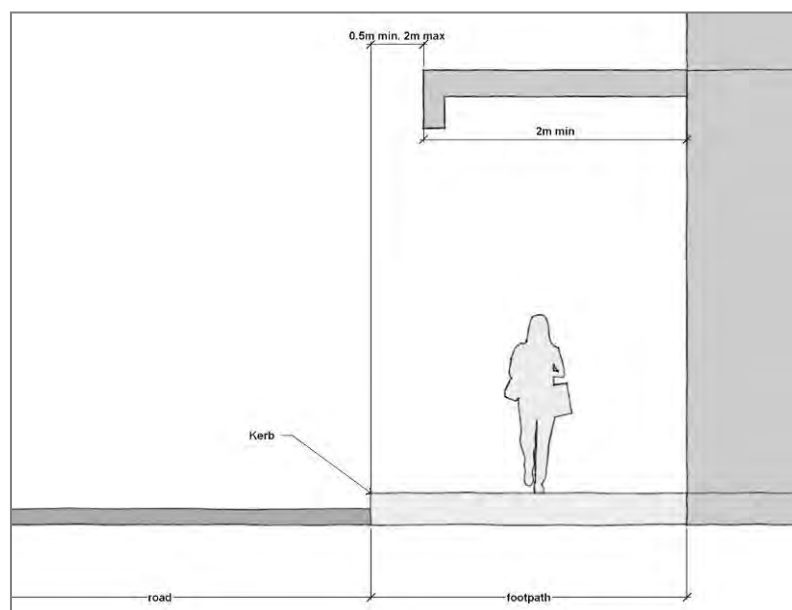


Figure 5-2: Business A Zone Veranda Measurements

Note: Verandas erected on State Highways may be subject to controls by New Zealand Transport Agency.

[Click here to go back to start of Section 5: Business Zones](#)

5.9.6 Windows

- a) In the Business A Zone: every building adjoining a road boundary shall contain window(s) covering a minimum of 65% of the area of the ground floor wall(s) along the road frontage(s), for the purposes of the display of goods and services. (See Figure 5-3 below.)

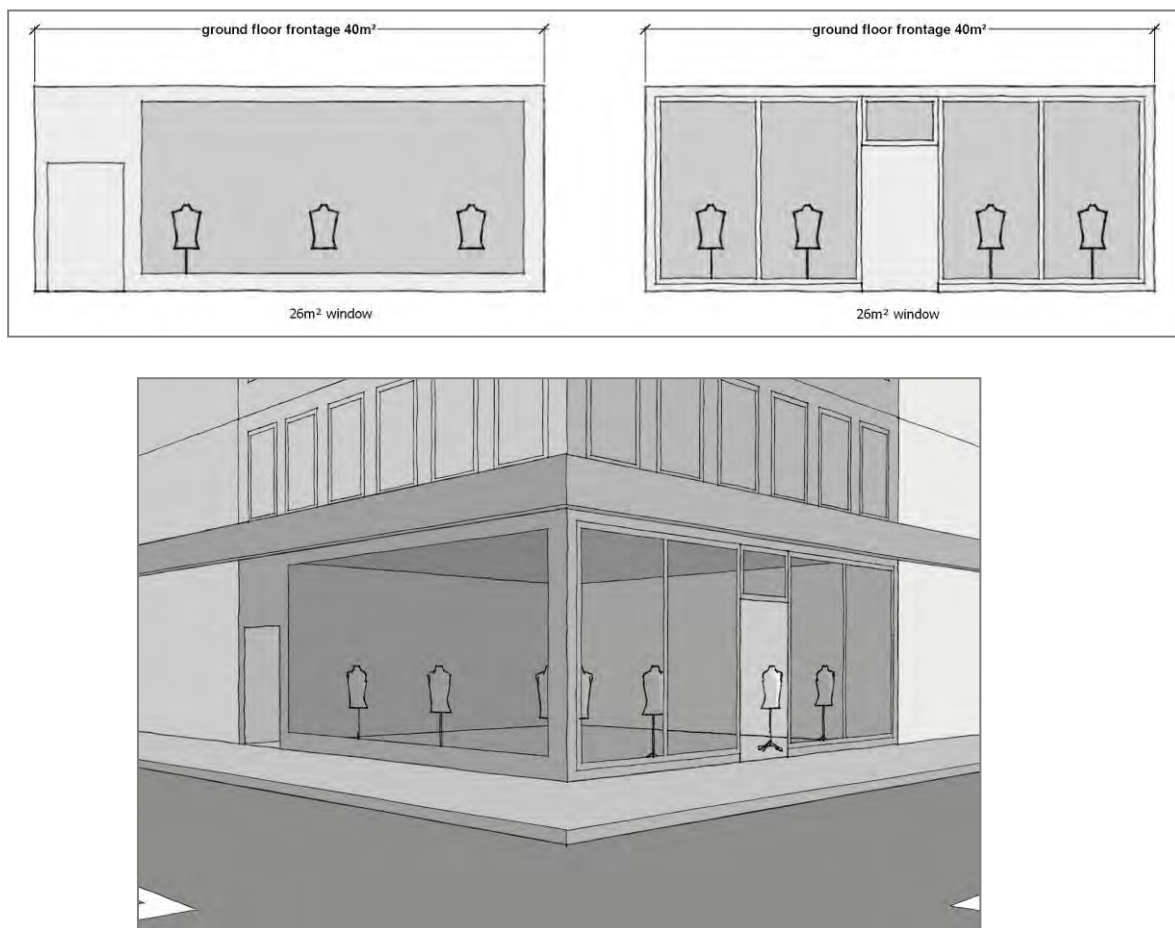


Figure 5-3: Business A Zone Windows

5.9.7 Outdoor Storage and Display

- a) In the Business A Zone, no site which is vacant of buildings shall be used for the storage, display or sale of goods, temporary or otherwise.
- b) In the Business A, B, C and D Zones, the outdoor storage of goods (excluding vehicles or the display of goods for sale) shall be sited to the rear of any building and screened from public view.

5.9.8 Landscaping and Trees

- a) A landscaped area of a minimum width, as specified below, shall be established along all road boundaries:
- 1.5m in Business A Zone, Tinwald only
 - 3m in the Business E Zone

[Click here to go back to start of Section 5: Business Zones](#)

except for sites fronting Company Road where the minimum width of landscaping shall be 5m. A single row shelterbelt shall be established and maintained along the Company Road frontage using a fast growing species.

- 3m in the Business F Zone defined by Company Road, Glassworks Road, Southpark Road and Business E Zone. In this defined area, the following additional standards shall apply:
 - Road frontages shall be planted with a minimum of one tree for every 10m of frontage.
 - Trees shall not be planted a distance of more than 25m apart or closer than 5m.
 - At the time of planting all trees shall have a minimum height of 1.5m or be at least 3 years of age.
- For all other Business F Zones, the following standards shall apply:
 - A double row shelterbelt shall be established and maintained along all road boundaries. It shall consist of 1 row of a fast growing species and a row of a slower growing species
 - A single row shelterbelt along all adjoining rural zone boundaries.
 - All trees shall be at least 1 metre in height at planting and shall be planted 3m from fence lines, 3m apart within rows and 3.5m apart between rows.
(See Figure 5-4 below.)

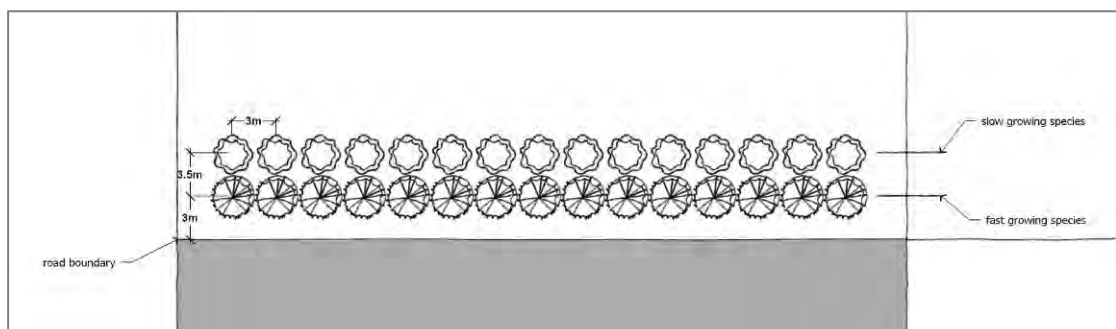


Figure 5-4: Business F Zone Landscaping

b) All sites in the Business B, Business C and Business D zones shall be provided with tree planting on road boundaries as follows:

- Road frontages shall be planted with a minimum of one tree for every 10m of frontage.
- Trees shall not be planted a distance of more than 25m apart or closer than 5m.
- At the time of planting all trees shall have a minimum height of 1.5m or be at least 3 years of age.

(See Figure 5-5 below.)

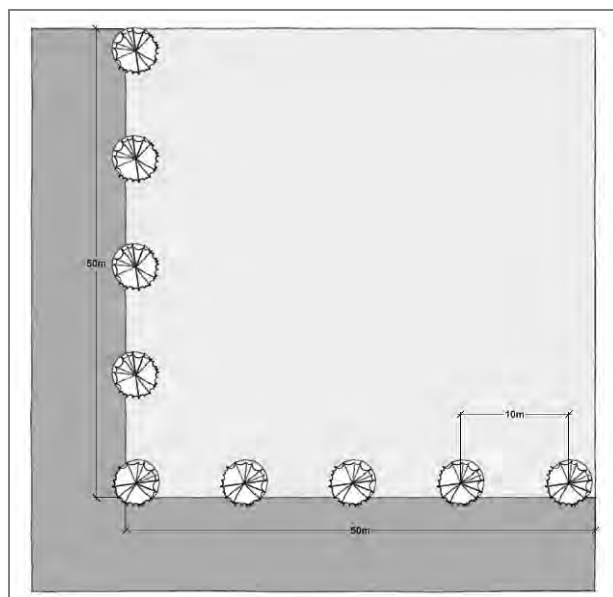


Figure 5-5: Business B, C and D Zone Landscaping

c) All sites in the Business D and E zones, subject to Outline Development Plans in Appendices 5-3, 5-4 and 5-5, shall provide landscaping in the form of tree planting in the areas indicated on the Outline Development Plans as follows:

- Trees shall not be planted a distance of more than 25m apart or closer than 5m.
- At the time of planting all trees shall have a minimum height of 1.5m or be at least 3 years of age.

5.9.9 Amenity

a) Where a site adjoins a site zoned Residential, Rural or Open Space, the following standards shall apply:

- the minimum setback of buildings from the Zone boundary shall be 4.5m;
- buildings shall not project beyond a building envelope constructed by recession lines from points 2.3m above internal boundaries adjoining Residential Zones, as shown in Appendix 4-1 to the Residential Zone section;
- a landscaped area with a minimum width of 2m shall be established and maintained along internal boundaries adjoining the Residential or Open Space Zone, and shall be planted with species, which at maturity, will screen the buildings from the adjoining

[Click here to go back to start of Section 5: Business Zones](#)

sites. In addition, a solid wall or close boarded fence with a minimum height of 1.8m shall screen any outdoor storage areas.

Note: Where two sites are separated by a road, they are not considered to be adjoining.

5.9.10 Setback from Stopbanks and Waterways

- a) All buildings shall be set back a minimum distance of 100m from the centre line of any stopbank or waterway.

This standard shall not apply to:

- additions or alterations to existing buildings (excluding existing buildings where the use of the building is being changed to a residential unit), where the addition or alteration will not increase the gross floor area of the building by more than 20m²; or
- the replacement of existing buildings provided the gross floor area of the building is not increased by more than 20m²

5.9.11 Design and Appearance

- a) In the Business E Zone at Ashburton Business Estate as shown on the Outline Development Plan in Appendix 5-2A, the following shall apply:

- All building surfaces visible within 50m from the boundary of the buffer, as defined on for the Business E Zone, shall be finished in colours from the following colour palette range:
 - BS 00A13, BS 4-050, BS 12B23, BS 12B21, BS 12B19, BS 10B23, BS 10B19, BS 16A07, BS 18B19, BS 10A05
- All buildings and additions or alterations to existing buildings within Area 1 shall be constructed in accordance with the Ashburton Business Estate Design Guidelines, Appendix 5-2B.

5.9.12 Offensive Processes

- a) No activity involving the following processes shall be undertaken within the Business E Zone (excluding Area 1 of the Business Estate which is covered by the zone standard below):

- processes requiring offensive trade licenses under the Health Act 1956;
- the manufacture and processing of chemical fertilisers;
- meat processing or any associated processing of meat and meat by-products or co-products (refer to Section 17 Definitions);
- fish curing, cleaning, treatment, preserving and storage;
- cement manufacture;
- hot-mix asphalt paving manufacture;
- glass or fibre-glass manufacture;
- wood-pulp manufacture and processing;

[Click here to go back to start of Section 5: Business Zones](#)

- foundry processes, electro-plating works, melting of metals, steel manufacture and galvanising;
- natural gas, oil or petroleum distillation or refining;
- manufacture of hardboard, chipboard or particle board;
- timber treatment;
- wool scouring.

5.9.13 Hours of Operation, Including the Sale of Liquor

- a) Where located on a site adjoining a Residential Zone, no activity, other than residential activities, visitor accommodation or emergency service emergency call outs shall operate outside the hours of 0700 to 2100 Monday to Friday and 0900 to 1700 Saturday, Sunday and public holidays.
- b) Premises selling liquor, the following hours of operation shall apply:
 - Any day 0700 to 2300

5.9.14 Effluent Disposal

- a) There shall be no effluent disposal on to land within the Business F Zones at Fairton and Northpark Road.
- b) Effluent disposal at Seafield and the Christys Road sites shall be in accordance with the standards set out in Appendix 5-1C to the Business Zone Rules.

5.9.15 Residential and Visitor Accommodation Activities

- a) Residential activities in the Business D, E and F Zones are limited to those for the purpose of custodial or site management only, and shall be:
 - designed in such a way that they do not rely on open windows for ventilation in bedrooms,
 - limited to one per site,
 - ancillary to a business undertaken on that site, and
 - any residential unit shall be developed in accordance with the Residential A zone rules.
- a) Existing buildings in the Business D, E and F Zones which are being converted for residential purposes shall also comply with the Residential A rules.
- b) Residential and Visitor Accommodation activities in the Business A, B and C Zones shall be restricted to first floor level and above and, shall be developed in accordance with the Residential A zone rules.
- c) Residential activities in the Business B and C Zones shall be designed in such a way that they do not rely on open windows for ventilation in bedrooms.

5.10 Zone Standards

5.10.1 Commercial Activities and Retail Floor space

a) Retail sales shall comply with the following limitations in the following zones:

- Business A:

The maximum gross floor area of any individual commercial unit shall not exceed 300m²,

except that the following activities shall not be permitted within the Zone:

- Supermarkets
- Service stations

- Business B:

Retail display and sales shall be limited to single retail outlets each with a minimum gross floor area of 500m² located within buildings,

except that this limitation shall not apply to:

- service stations for which any indoor retail floor area shall not exceed 150m² in area;
- restaurants and take-away food outlets;
- vehicle sales and other outdoor display and sales.

- Business C:

The maximum gross floor area of any individual commercial unit shall not exceed 500m²,

except that this limitation shall not apply to:

- service stations for which any indoor retail floor area shall not exceed 150m² in area;
- vehicle sales and other outdoor display and sales.

- Business D and E:

Retail display and sales shall be limited to single retail outlets selling goods produced or processed on the site and may include only ancillary products to goods produced or processed on the site, each with a minimum gross floor area of 150m² located within buildings,

except that this limitation shall not apply to:

- Restaurant and food takeaway outlets;

[Click here to go back to start of Section 5: Business Zones](#)

- Outdoor display and sales including vehicle and machinery sales;
 - The display and sale of livestock and the sale of refreshments to persons attending sales events at the Ashburton Saleyards (Lot 2 DP 46305 and Pt RS 20425 Blk IV Hinds (Hekeao) SD).
- Business F:

Retail display and sales shall be limited to the sale of goods processed or manufactured on site.

5.10.2 Lighting

- a) All fixed exterior lighting shall be directed away from adjacent properties and roads
- b) No activity shall result in greater than a 10 lux spill (horizontal and vertical) of light on to any adjoining property within the zone, measured 2m inside the boundary of any adjoining property.
- c) No activity shall result in greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned Residential measured at any point more than 2m inside the boundary of the adjoining property.
- d) The above standards shall not apply to light associated with emergency service call outs.

5.10.3 Offensive Processes

- a) No activity involving the following processes shall be undertaken within a Business A, B, C or D Zone, or within Area 1 of the Business Estate (Business E Zone):
 - processes requiring offensive trade licenses under the Health Act 1956;
 - the manufacture and processing of chemical fertilisers;
 - meat processing or any associated processing of meat and meat by-products or co-products (refer to Section 6.2 Definitions);
 - fish curing, cleaning, treatment, preserving and storage;
 - cement and concrete products manufacture;
 - hot-mix asphalt paving manufacture;
 - glass or fibre-glass manufacture;
 - wood-pulp manufacture and processing;
 - foundry processes, electro-plating works, melting of metals, steel manufacture and galvanising;
 - natural gas, oil or petroleum distillation or refining;
 - manufacture of hardboard, chipboard or particle board;
 - timber treatment;
 - wool scouring;
 - auto dismantling.

[Click here to go back to start of Section 5: Business Zones](#)

5.10.4 Outline Development Plans and Limitations on Activities

- a) No development shall take place in the Business F Zone, except in accordance with the Outline Development Plans attached in Appendices 5-1A and 5-1B.
- b) No activity shall take place in the Business E Zone at the Ashburton Business Estate until such time as the landscape plans for the 75m buffer and the central open space, as shown on the Outline Development for the Business Estate in Appendix 5-2A, have been implemented. This shall include the construction of mounding.
- c) All business activity shall take place in the Business E Zone at the Ashburton Business Estate in accordance with the following:
 - Area 1
 - Activities within Area 1 of the Business Estate shall be limited to offices, commercial activities, service and industrial activities, provided such activities comply with the relevant site and zone standards. This rule excludes the maintenance and refuelling of vehicles on sites immediately adjoining the buffer zone.
 - All industrial activities that involve manufacture, fabrication, processing and packing shall be undertaken within a building on sites immediately adjoining the 75m buffer (as shown on the Outline Development Plan for the Business Estate in Appendix 5-2A).
 - Within the Business Estate, no buildings erected on sites within Area 1 and directly adjoining the 75m buffer (as shown on the Outline Development Plan for the Business Estate in Appendix 5-2A) shall include openings in the form of doors or windows facing onto the buffer.

- Rail

Activities within the Rail Operations Area shall be limited to:

- the storage, consolidation, loading and unloading of goods for transport and distribution;
- freight logistics;
- customer operations and
- the maintenance of locomotives, trains and network infrastructure.
- the area identified for rail operations activities on the Outline Development Plan for the Business Estate in Appendix 5-2A.

No Rail Operations Activities (as defined above) shall be established or operated in the Business Estate until such time as:

- a 5m acoustic barrier is established within the boundary of the Rail Operations Area, immediately surrounding the area to be used for loading; and

[Click here to go back to start of Section 5: Business Zones](#)

- a layout plan for the Rail Operations Area is submitted which shows the proposed locations for the various activities; and
 - a report from an acoustic engineer is received by Council, confirming that the length and position of the acoustic barrier is appropriate to mitigate the noise effects of the Rail Operations Activities and ensure that the Business E Zone noise standards will be achieved.
- d) No development shall take place in the Business D Zone at Riverside, except in accordance with the Outline Development Plan attached in Appendix 5-3.
- e) No development shall take place in the Business D Zone at Riverside, in the area indicated on the Outline Development Plan attached in Appendix 5-3 as deferred zoning, until such time as roading access has been established through land zoned Business C to State Highway 77.
- f) No development shall take place in the Business E Zone at Rakaia, except in accordance with the Outline Development Plan attached in Appendix 5-4.
- g) No development shall take place in the Business D Zone at Mt Somers, except in accordance with the Outline Development Plan attached in Appendix 5-5.

5.10.5 Company Road Access

- a) No activity or site in the Business E Zone shall have a vehicle crossing or direct vehicle access to Company Road.

(Note: this rule does not affect or remove the provision of a single road connection from the Business E Zone with Company Road as provided for on the Outline Development Plan for the Ashburton Business Estate in Appendix 5-2A).

5.10.6 Flood Risk

- a) All new buildings in the Business D Zone (Riverside) shall be such that the floor height of the building is a minimum of 150mm above the assessed flood waters with a 0.5 percent probability in any one year.

5.11 Assessment Matters

Note: When considering any application for resource consent, the Council may also choose to consider how a proposal responds to urban design principles and relevant matters contained in the Ministry for the Environment Urban Design Protocol 2005.

5.11.1 Height of Buildings

- a) The extent of any adverse effects on the environment from exceeding a maximum height and in particular the effect of any increased building height on the visual character of the area and compatibility with the scale of adjoining buildings.
- b) The degree to which the increased height may affect the amenity and enjoyment of other sites, roads and public open space through a reduction in view, casting of shadows, visual

[Click here to go back to start of Section 5: Business Zones](#)

dominance of outlook by buildings, or loss of privacy through being overlooked, which is out of character with the local environment.

- c) The degree to which the increased building height may result in decreased opportunities for views from properties in the vicinity or from roads.
- d) The potential for any adverse effects created through increased height to be mitigated through site layout, separation distances or the provision of landscaping.

5.11.2 Setback from Streets

- a) Where the performance standard requires no setback to be provided:
 - the degree to which a setback from the road boundary will affect the visual continuity of building frontage along the street and the character of the area, as a defined business centre of distinctive building style with a sense of enclosure and continuity of business activity.
- b) Where the performance standard requires a setback to be provided:
 - the extent to which the reduced setback will affect the potential of the site to comply with the standards for carparking and/or landscaping;
 - the design and appearance of the building and its visual impact from the street or adjoining properties;
 - the necessity for a reduced setback to enable more efficient or practical use of a site;
 - the degree to which a reduced setback will affect the coherence of adjoining site development in terms of appearance, layout and scale and the openness and visual amenity of the street when viewed from adjoining properties;
 - the potential for the privacy of adjoining residential sites to be affected by buildings built at a reduced setback;
 - the potential for any landscaping to mitigate any increased visual impact created by a reduced setback.

5.11.3 Setback from Neighbours

- a) Where a setback is not required on a site the extent to which this will affect:
 - the visual continuity of building frontage and
 - the character of those streets as visually distinctive centres of intensive business activity.
 - The necessity to provide access or driveways along the side of buildings to the rear of the site for other business activities as well as activities such as off-street parking, loading and storage.
 - The impact on neighbours in terms of noise from traffic utilising any proposed access or driveway

[Click here to go back to start of Section 5: Business Zones](#)

- b) Where a setback is required:
- The design and appearance of the building and its relationship with adjoining buildings in terms of continuity of design, height and scale.
 - The effects of a reduced setback on neighbouring sites.
 - The necessity to reduce the width of the setback
 - The layout of the site and the options for maximisation of use of the site area.
 - With respect to Area 1 in the Ashburton Business Estate, the effect of any reduced setback from side boundaries increasing the length and continuity of walls adjacent to the buffer boundary and the effect this may have on the outlook, amenity and landscape values experienced from the buffer and the Residential D Zone

5.11.4 Building Coverage

- a) The effect on the amenity and character of the local environment of reducing open space and increasing the amount of building over a site.
- b) The extent to which site development will be able to comply with other performance standards such as setback, landscaping, parking, manoeuvring and loading.
- c) The necessity for the increased building coverage in order to undertake the proposed activities on the site.
- d) The ability of any landscaping or screening to mitigate any effects of a reduction in open space.
- e) The effect of increased building coverage, or reduction in permeable surfaces on stormwater treatment and discharge and the ability to meet any conditions of consent imposed on stormwater consents from the Canterbury Regional Council in the Business E Zone.

5.11.5 Verandas

- a) The extent of the effect a reduced or no veranda will have on the visual continuity of building frontage from the street and the distinctive form and character of buildings in areas of intensive business activity.
- b) The volume of pedestrians using the street and the extent to which they will be exposed to adverse climatic conditions if a veranda is not provided.
- c) The design and appearance of the building and its compatibility with other adjoining buildings in terms of design, height, setback and scale and the extent of the impact that non-provision of a veranda will have on the architectural cohesiveness of the street.

5.11.6 Windows

- a) The extent of the effect the reduced or non-provision of a display windows(s) will have on the visual continuity of building frontage as viewed from the street and on the form and character of buildings in areas of intensive business activity.

[Click here to go back to start of Section 5: Business Zones](#)

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- b) The volume of pedestrians using the street and the potential impact that a blank wall may have on the amenity, interest and attractiveness of the street and the consequential effects this may have on the continued viability of the business centre to attract custom.
 - c) The design and appearance of the building and its compatibility with other adjoining buildings in terms of design, height, setback and scale and the extent of the impact that non-provision of a display window will have on the architectural cohesiveness of the street.

5.11.7 Outdoor Storage and Display

- a) the degree to which an undeveloped or unbuilt on site will detrimentally affect the character of the street as an area of continuous building frontage of architectural cohesiveness and a feeling of a defined and concentrated area of intensive business activity.
- b) the extent to which the site is visible from adjoining sites, particularly from residential areas and the effect this will have on the amenities and character of the area;
- c) the type of goods or vehicles to be stored on site, their visual appearance and the nature of any adverse effects or potential hazards associated with their storage;
- d) the height of any stacks of stored goods or vehicles and their visibility from surrounding sites and in particular, from residential sites;
- e) the extent and quality of landscaping provided on the site or alternative means of screening;
- f) the location of the storage area in relation to buildings and options for the alternative layout of activities on site.

5.11.8 Landscaping

- a) The extent of the visual impact of buildings and outdoor storage areas on sites with a reduced area of landscaping.
- b) The extent to which the site is visible from adjoining sites, particularly from residential areas.
- c) The extent to which other factors may compensate for a reduced landscaped area, such as:
 - a higher quality of planting over a smaller area;
 - a high standard of architectural design that is not visually obtrusive;
- d) the location of different activities on site and their relationship to the boundaries of the site and their visibility from the general area.
- e) The visual appearance of the site and the length of boundary open to public view and the impact of buildings and activities on site on the character and amenity of the area.

5.11.9 Amenity

- a) The extent of the visual impact of the building from the adjoining site and its impact on the amenity and character of the environment taking into account its design and appearance, bulk and length of wall.
- b) The extent of any overshadowing created and the impact this may have on any outdoor living spaces or main living areas within a dwelling.
- c) The potential for the development to affect the privacy of the residents.
- d) The potential to mitigate any adverse effects created through options on the layout of buildings, carparking and storage areas on site.
- e) The potential for the development to affect the amenity of the adjoining environment in terms of such matters as noise, glare, dust, smell and vibration.

5.11.10 Setbacks from Stopbanks and Waterways

- a) Potential flood conditions at the site, the safety of occupants of buildings and the vulnerability of buildings to the effects of failure of the stopbank.
- b) The effects of the building on the integrity of the stopbank.
- c) The ability for maintenance activities to be undertaken in or along the margins of waterways.

5.11.11 Design and Appearance

- a) the degree to which the proposed development will impact on the amenity and character of the area having regard to the scale, bulk and setback of buildings and in particular, the extent to which the development can be viewed from residential areas and public places;
- b) the extent to which any adverse visual effect can be mitigated by altering the layout of buildings, storage areas, carparking and landscaped areas;
- c) the extent and quality of landscape planting;
- d) the degree to which the architectural style and materials of the building is compatible with adjoining buildings;

5.11.12 Offensive Processes – Business E Zone

- a) The nature of the offensiveness of the activity and the extent to which this may adversely affect the amenity and character of the surrounding environment and, in particular, sites in any residential area.
- b) The duration and frequency with which the offensiveness will occur; any possible methods to contain or mitigate the offensive element; and the extent to which this is likely to be effective.

[Click here to go back to start of Section 5: Business Zones](#)

5.11.13 Hours of Operation

- a) The nature and scale of the activity proposed to be established and the proposed hours of operation or frequency with which the activity is to be undertaken.
- b) The extent to which any increase in hours of operation will affect the amenity values of the area in terms of noise generation, effect on traffic safety and efficiency, privacy, security (as a result of people other than residents frequenting the area) and community identity and character. This should include a consideration of any adverse effects of pedestrian activity as a result of the extended hours of operation.
- c) The level, duration and frequency of any noise likely to be generated and the degree to which this will contrast with the existing noise environment and the impact of any cumulative increase, taking into account the nature of any measures to mitigate excessive noise levels and the degree to which they are likely to be successful.
- d) The extent to which lighting associated with the activity may adversely affect adjoining sites and the likely success of measures to mitigate any adverse effect.
- e) The volume and type of traffic which may be generated to the site and the ability of the site to accommodate parking, loading, manoeuvring and access requirements, including the extent to which the frequency and timing of vehicle movements and the impact these may have on the surrounding environment in terms of noise, vibration, glare from headlights and the safety and efficiency of the road network.

5.11.14 Effluent Disposal

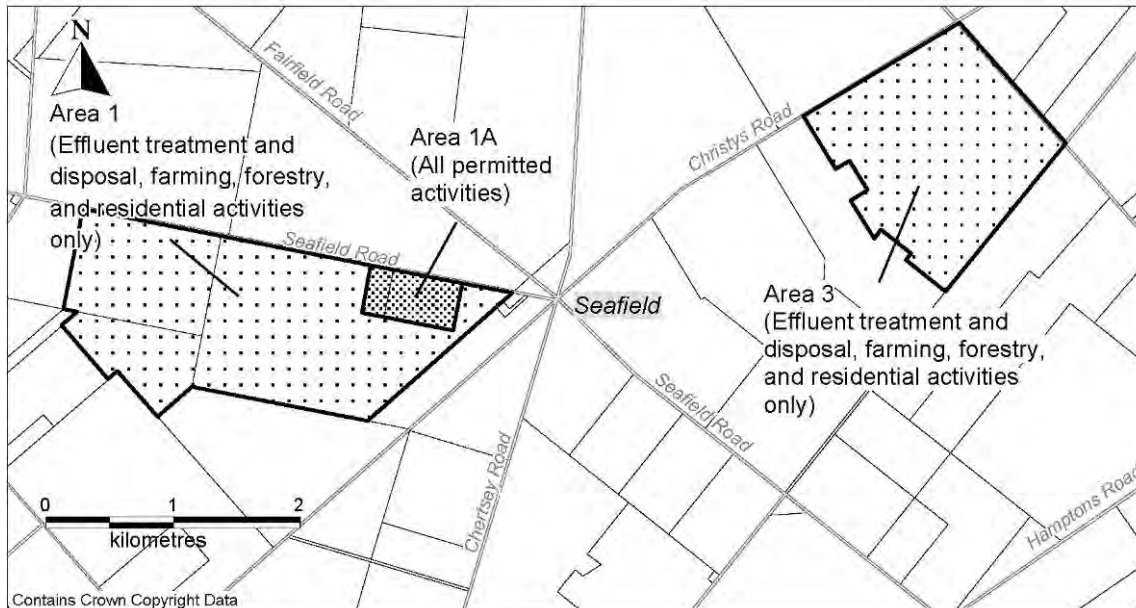
- a) The degree to which the proposed effluent disposal is likely to lead to odour, dust, noise or health nuisances beyond the boundary of the site, and in particular, the technology and management systems proposed to mitigate noise or odour nuisance, including:
 - the design, management and operation of the waste and noise management systems;
 - waste treatment measures employed;
 - odour and noise abatement measures employed.
- b) The degree to which existing or proposed landscaping, including plantings, will shelter and screen the proposed site.

5.11.15 Residential Activities

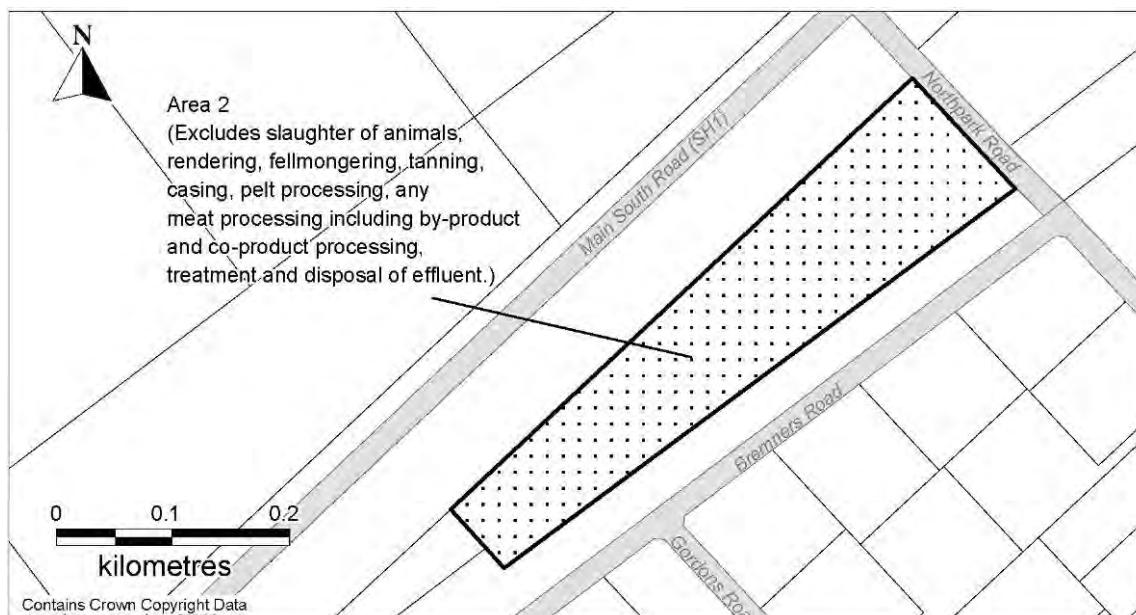
Same as for Residential A Zone

Section 5 Appendices

Appendix 5-1A: Outline Development Plan – Business F Zone



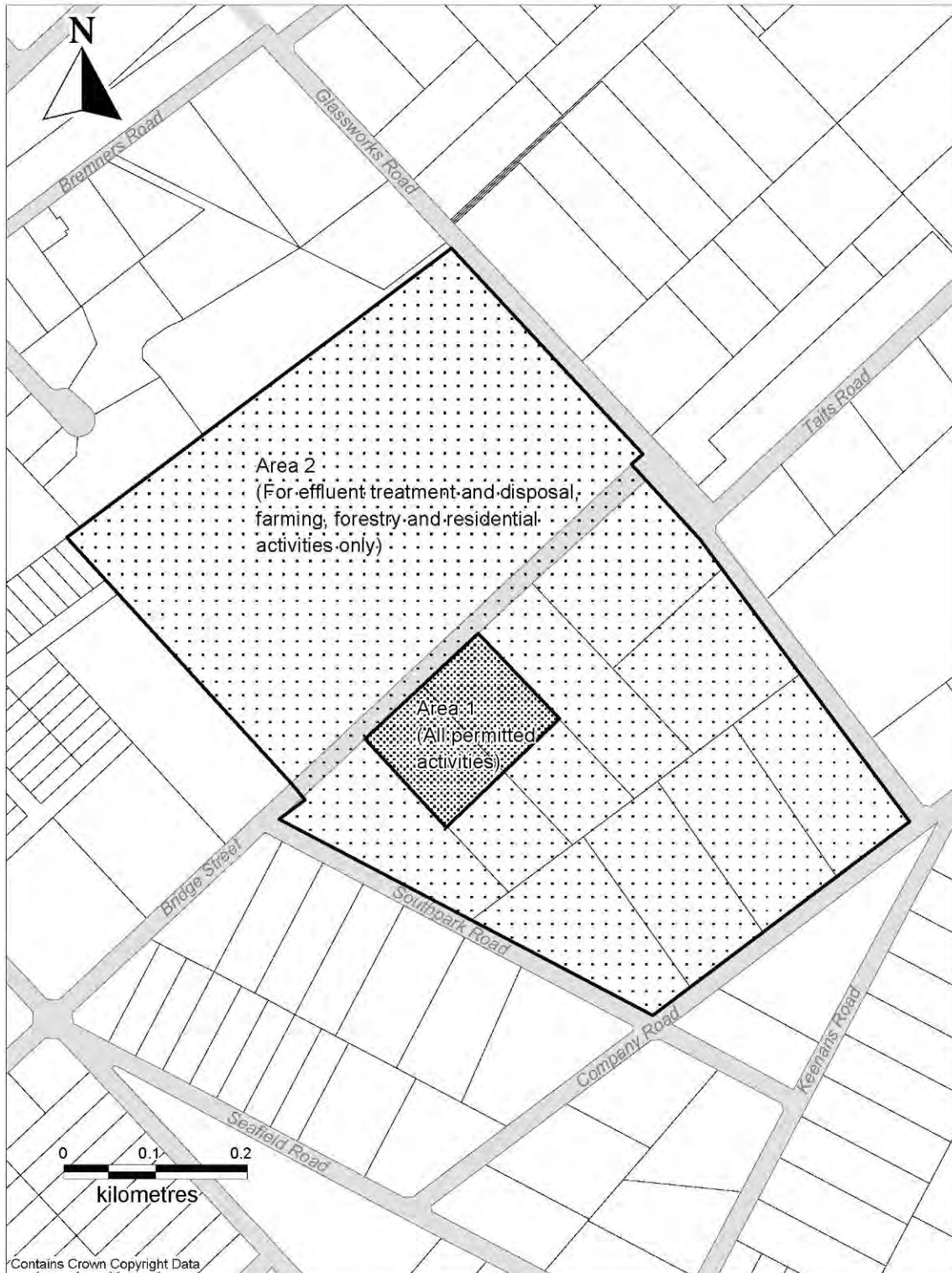
Business F Zone: Christys and Seafield Roads



Business F Zone: Northpark and Bremners Roads

[Click here to go back to start of Section 5: Business Zones](#)

Appendix 5-1B: Outline Development Plan – Business F Zone (Bridge St Only)



Business F Zone: Bridge Street

[Click here to go back to start of Section 5: Business Zones](#)

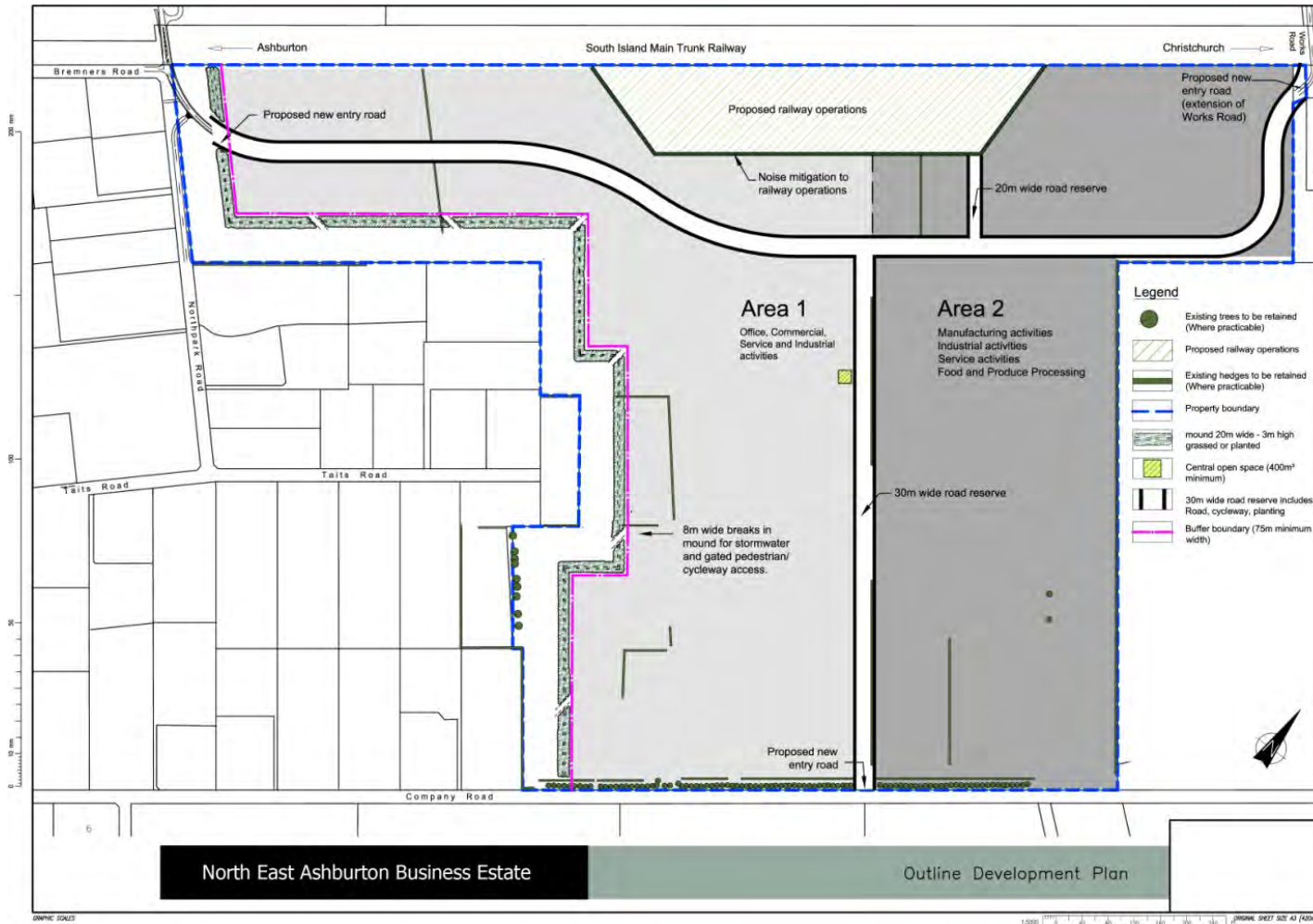
Appendix 5-1C: Site Standards for the Disposal of Effluent at Seafield and Christys Road, Business Zone F

- a) Existing shelter plantings around the perimeter of Areas 1 and 3 shown in Appendix 5-1A to these rules, and adjoining any water races, shall be maintained on an annual basis with any dead trees replaced with similar species.
- b) All water races shall be bunded to prevent surface water entering them.
- c) All pipelines shall be:
 - flushed out with fresh water when a pipeline is no longer required for transferring effluent;
 - checked annually for leaks.
- d) The effluent shall be applied to the land in the following manner:
 - the effluent shall be applied to Areas 1 and 3 shown in Appendix 5-1A, as quickly as possible after leaving the meat processing plant;
 - except as required in Standards e) and f), effluent shall not be applied within 20m of any boundary;
 - effluent shall not be applied to areas where it causes surface ponding to persist for more than 24 hours;
 - effluent shall not be applied within 20m of any water race;
 - effluent shall not be applied such that it runs off into or onto neighbouring properties or surface waterways;
 - the effluent shall be applied as evenly as possible over Areas 1 and 3 shown in Appendix 5-1A;
 - the pipelines within the irrigation system shall be flushed out with fresh water after use with effluent.
- e) The supply of effluent to an irrigator closer than 500m to a downwind neighbouring residence or closer than 100m to a downwind boundary shall cease, and flushing with fresh water shall commence, and then the irrigator shall be shut down. Provided that spray irrigation within 100m (but excluding those areas within 500m of an adjoining residence) of a boundary with an adjoining property may occur after 1 July 1997 or in circumstances where at least one row of trees contained in the shelterbelts sheltering such boundaries has reached a height of 6m, whichever is the later.
- f) Upon notification by an adjoining landowner, that there is a fruit, herb or salad vegetation crop which is within two weeks of harvesting, the operator shall ensure that the discharge of the effluent from an irrigator shall cease within 200m of such a crop, which is in a downwind direction from the irrigator, until the completion of the harvesting.
- g) At any time when an irrigator is discharging effluent within 500m of a residential dwelling or 100m of a site boundary, or within 200m of a neighbouring fruit, herb or salad vegetation

[Click here to go back to start of Section 5: Business Zones](#)

crop, the operator shall ensure that there will always be an alternative irrigator that can comply with Standards e) and f) above.

Appendix 5-2A: Outline Development Plan Business E Zone, Ashburton Business Estate



[Click here to go back to start of Section 5: Business Zones](#)

Appendix 5-2B: Design Guidelines for Buildings in the Ashburton Business Estate

The following guidelines are intended to provide for a good quality urban environment within the Business E Zone at the Ashburton Business Estate. This is considered important to attract quality business to the District, to create a place where people enjoy working, and to enhance the reputation, economic and social wellbeing of the District.

Information required to be provided with an application includes building shape, position on the site, general site layout (parking, storage etc), cladding materials, position of door and window openings and internal functions.

a) Public Activity

- Publicly accessible parts of buildings should be located at the front of the building, closest to the road. Administration and office functions should therefore be located to the front with main doors and windows positioned accordingly.
- Tall fences along the road frontage should be avoided.

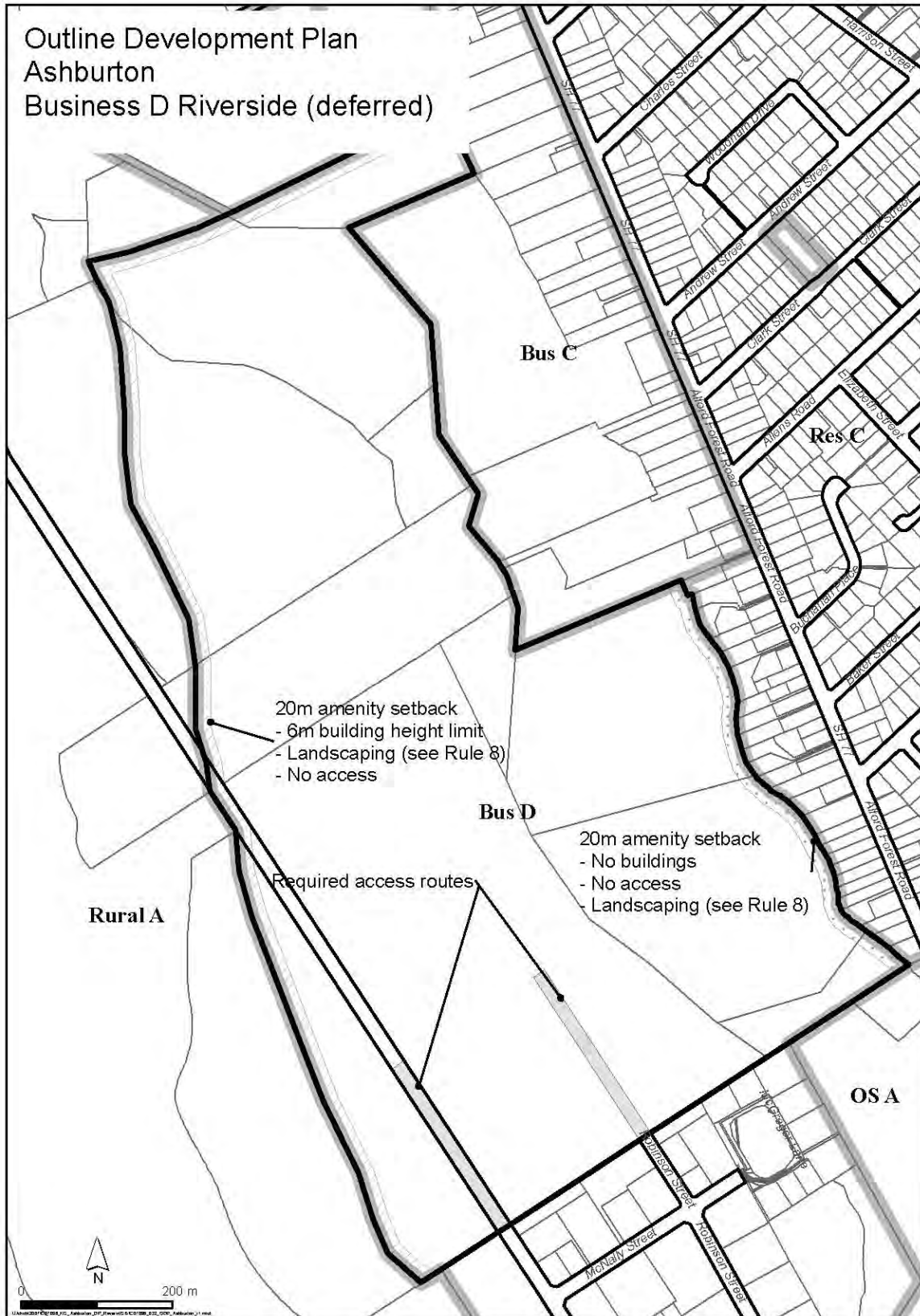
b) Building Scale

- Where buildings interface with public spaces such as roads and open spaces it is preferable to reduce the building height for that part of the building closest to the road.
- At the public interface, where buildings front the road, the building mass should be reduced or broken by the use of either projected or recessive elements.
- At the public interface, where walls with a length greater than 20m, are proposed the continuous built length should be reduced or broken by steps in plan. This is where sections of walls are stepped back or varied e.g., 1m for every 20m of wall or part thereof or varied in alignment and/or the use of material or colour changes.

c) Building Finish

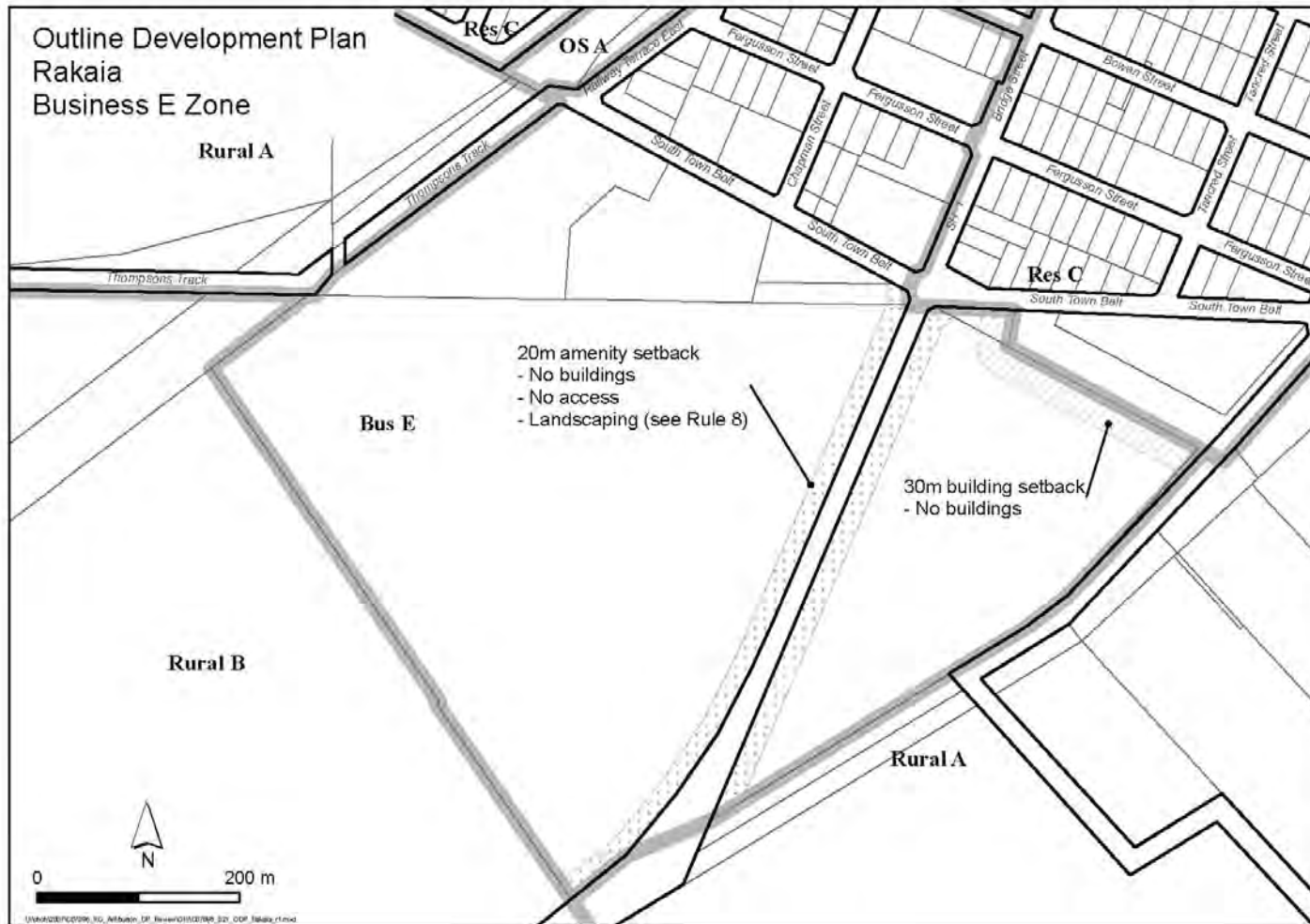
- Materials favoured should be representative of the locality e.g, stone, concrete, steel and wood.
- Large expanses of reflective materials should be avoided

Appendix 5-3: Outline Development Plan Business D Zone, Riverside



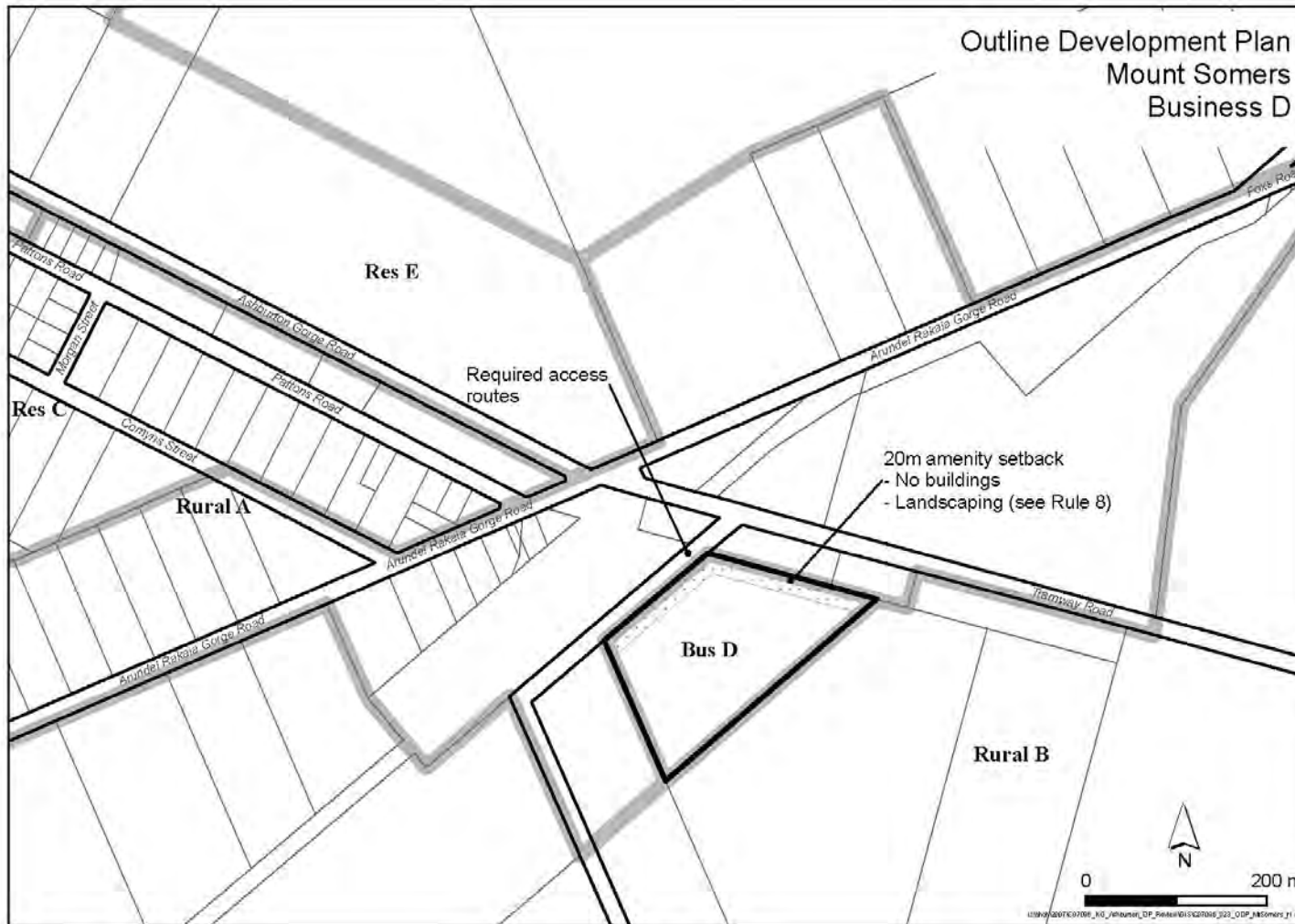
[Click here to go back to start of Section 5: Business Zones](#)

Appendix 5-4: Outline Development Plan Business E Zone, Rakaia



[Click here to go back to start of Section 5: Business Zones](#)

Appendix 5-5: Outline Development Plan Business D Zone, Mt Somers



[Click here to go back to start of Section 5: Business Zones](#)