

7.7 business zones

7.7.1 ZONE STATEMENTS

BUSINESS 9 ZONE (NORTH EAST ASHBURTON BUSINESS PARK)

The North East Ashburton Business Park is a 123ha site located on land bounded by Northpark Road, Company Road, the Main South Railway Line and the PPCS freezing works. The site provides opportunity to accommodate future business growth for Ashburton as well as consolidate Ashburton's position as an important transport/freight hub for Canterbury. The site is accessible to both State Highway 1 and the main trunk railway line. The length of frontage to the railway line provides an opportunity to relocate the rail operations away from the centre of Ashburton (Kapuka) town, will enable longer trains to be accommodated without compromise to the roading network and provide space for future rail operations. Special provision has been made within the zone, both spatially and in terms of rules requiring mitigation of noise effects, for rail operations.

The North East Ashburton Business Park provides for a range of business activities from office, storage and warehousing activities through to service activities, processing and manufacturing.

Development of the zone is required to conform with an Outline Development Plan to ensure that mitigation of potential noise and visual effects at the boundary of the adjoining rural 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 Rural-Residential interface. In addition, activities are to be graduated across the site with office and lighter service activities located on that half of the site closest to the Rural Residential Zone and the heavier, manufacturing activities closer to the eastern boundary, adjoining the freezing works.

External road connections are limited to those shown on the Outline Development Plan. Development within the zone is subject to rules that will enable development, and also encourage a higher level of internal amenity for those working and undertaking business.

7.7.2 ENVIRONMENTAL RESULTS ANTICIPATED

- . The retention of the existing scale of commercial buildings.
- . The consolidation of the form of business areas.
- . Continuous verandah coverage in areas of intensive pedestrian activity.
- . The minimisation of vehicular congestion in business areas through the provision of adequate onsite carparking and manoeuvring.
- . The maintenance of the quality and visual amenity of the residential environment adjacent to business areas in terms of light admission, noise, smell and low glare.
- . Minimal noise disturbance within the business environment.
- . Minimal air-borne dust nuisance.
- . The spatial separation of business activities into defined zones.
- . Enhanced street appearance through landscaping.
- . Enhanced public spaces within the central business areas.
- . Adequate public facilities such as street seats, public toilets, rubbish bins, directional signs.
- . Traffic and pedestrian generating activities located off collector or local roads.
- . High customer use of convenient car-parking.
- . Efficient loading and unloading of goods and convenient vehicle crossings and vehicle access to business through service lanes.
- . The Business 1 Zone characterised as an area of intensive business activity with a wide range of commercial, community and recreational facilities and a high volume of pedestrian traffic.

- The retention of the traditional character of the inner commercial area in terms of building scale and development.
- Parking provided in defined locations with pedestrian linkages to business areas within the Business 1 Zone.
- The retention of convenient local shopping centres in suburban locations throughout Ashburton (Kapuka).
- Business areas within Rakaia and Methven characterised by a broad range of light industrial, commercial, community and service activities.
- Throughout the Business 3A, B, and C zones a mix of light industrial, service and retail activities.
- Within the Business 3B Zone a wide mix of business activities, often with a mix of complementary activities on one site.
- The Business 3C Zone visually dominated by large, stand alone retail warehouses.
- A high vehicle generation to the Business 3C Zone with sufficient onsite carparking and manoeuvring to mitigate the creation of adverse traffic effects.
- A Business 3A Zone characterised more by industrial activities than retail activities with less significant light vehicular and pedestrian traffic than other Business 3 zones.
- Retail activity less significant in the Business 3A Zone with less vehicular and pedestrian traffic attracted to the zone.
- The Business 3D Zone dominated by the historic Ashburton (Kapuka) Railway Station.
- The Business 5 Zone characterised by large scale buildings of industrial appearance, heavy traffic and lower amenity and environmental quality than other business areas.
- The Business 6 and 7 Zones characterised by large purpose-built buildings and heavy traffic.
- A new rail operational facility to the north east of Ashburton town.
- A Business 9 Zone to the north east of Ashburton town which provides for a graduated, range of business activities with light activities closer to the western boundary and heavier processing activities adjoining the freezing works.
- A Business 9 Zone with a higher standard of internal amenity consistent with the concept of a business park achieved through Council established and maintained shelterbelt planting, an open space amenity area, walk and cycle connections, requirements for offices to be located at the front of buildings and design and appearance control over buildings in Area 1, as defined on an Outline plan
- Appropriate up-grades to the Northpark Road and Works Road intersections with State Highway 1 achieved through the designation of land and non-regulatory methods to ensure the safety and appropriate level of service at those intersections from traffic generated by the Business 9 Zone.
- A Business 9 Zone which addresses the adverse effects of traffic by ensuring the layout of the zone through compliance with Structure Plan(s) prepared in accordance with the Outline Development Plan for this zone.

7.7.4.1 Permitted Activities

The following activities shall be Permitted Activities within the Zones indicated in the following Table, provided that they are not listed as a Prohibited Activity and comply with all of the relevant Site and Zone Standards:

Activities	Business Zones								
	1	2	3	4	5	6	7	8	9
Commercial Activities	✓	✓	✓	✓	✓	✓	✓	✓	✓
Visitor Accommodation	✓		✓	✓				✓	
Community Activities	✓	✓	✓	✓				✓	
Recreational Activities	✓	✓	✓	✓				✓	
Industrial Activities	✓	✓	✓	✓	✓				✓
Service Activities	✓	✓	✓	✓	✓			✓	✓
Meat Processing						✓	✓		
Residential Activities	✓	✓	✓	✓	✓	✓	✓	✓	
Farming Activities					✓	✓	✓		
Food and produce processing					✓	✓	✓		✓
Effluent treatment and disposal						✓	✓		
Forestry						✓	✓		

7.7.4.4 Non-Complying Activities

The following activities shall be Non-Complying Activities:

- (a) **Any Activity** which does not comply with one or more of the relevant Zone Standards;
- (b) **Residential Activities**; in the Business 3A, 3D, 5, 6, 7 and 9 Zones, other than for custodial or site management purposes;
- (c) **Visitor Accommodation**; in the Business 3D, 6, 7 and 9 Zones;
- (d) **Industrial Activities**; in the Business 3D, and 8 Zones;

Industrial Activities; in the Business 6 and 7 Zones except for meat processing and food and produce processing;

- (e) **Forestry**; in any Business Zone, other than the Business 6 and 7 Zones;
- (f) **Factory Farming**; in any Business Zone;
- (g) **Mineral Extraction**; in the 1, 2, 3A, 3B, 3C, 3D, 4, 8 and 9 Zones;
- (h) **Service Activities**; in the Business 3D Zone.
- (i) Within the Business 9 zone, **Any Business, Commercial or Railway Operation** activities located other than in accordance with the provisions of the Outline Development Plan for that zone.

7.7.4.5 Prohibited Activities

The following activities shall be Prohibited Activities:

- (a) The outside storage or display of any goods for sale in the Business 3D Zone.
- (b) Any provision for vehicular access to any site or activity in the Business 9 Zone from Taits Road.

7.7.5.1.1 Height of Buildings

Maximum height of any building shall be:

Business 1:	15m
Business 2:	10m
Business 3:	10m
Business 3D:	8m
Business 4:	10m
Business 5:	15m

Business 6 & 7:

- _ buildings set back less than 30m from a road boundary shall have a maximum height of 8m;
- _ buildings set back 30m or more from a road boundary shall have a maximum height of 16m.

Business 8: 10m.

Business 9: 10m

7.7.5.1.2 Setback from Streets

- Business 1: No building shall be set back from road boundaries, except that on corner sections buildings shall be set back from the road boundaries at the corner behind a diagonal line joining points on the road boundaries at least 3m from the corner.
- Business 2: Buildings shall be set back a minimum distance of 14m from road boundaries with State Highway 1 in Tinwald; and 4.5m from any road boundary with State Highway 77, except for buildings for service stations which may be set back a minimum distance of 2m from road boundaries.
- Business 3: Buildings shall be set back a minimum distance of 2m from road boundaries in the Business 3A and 3C Zones.
- Business 4: No building shall be set back from road boundaries on the following streets located in Methven.
- both sides of Forest Drive;
 - the west side of Ashburton-Methven-Rakaia Gorge Road, south of Forest Drive;

- the west side of McMillan Street;
- the east side of McMillan Street, from Forest Drive to Bank Street;
- the north side of Bank Street;
- the Mall.

Business 5: Buildings shall be set back a minimum distance of 5m from road boundaries.

Business 6 & 7: Buildings shall be set back a minimum distance of 10m from road boundaries, except that:

- where legal road passes through the Business 6 Zone at Fairton, the setback may be reduced to 5m;
- other than as provided for in the first bullet point, buildings which are used for the housing or slaughtering of animals or processing of meat shall be set back a minimum distance of 20m from road boundaries in the Business 6 Zone at Bridge Street and 30m from road boundaries in all other Business 6 and 7 Zones.

Business 8: Buildings shall be set back the following minimum distances from the specified road boundaries:

- Elizabeth Avenue - 10m
- Railway Terrace East - 5m
- State Highway 1 - 30m

Business 9: Buildings shall be set back the following minimum distance from the specified road boundaries:

- Company Road – buildings over 5m and up to 10m in height 10m
- Company Road – buildings up to and including 5m in height 5m

7.7.5.1.3 Building Coverage

Maximum building coverage shall be:

Business 1:	00%
Business 2:	75%
Business 3:	75% - on sites which do not adjoin sites zoned Residential 60% - on sites which adjoin sites zoned Residential
Business 3D:	40%
Business 4:	75%
Business 5:	75%
Business 7:	75% - in Areas 1A and 2 as shown on the Outline Development Plan in 7.7.7 Schedule 1A. In Areas 1 and 3 building coverage shall be as for Rural Zones.
Business 9:	75%

A minimum of 20% of the site shall be permeable, being free of paving, concrete or bitumen.

7.7.5.1.4 Setback from Neighbours

There shall be no setback of buildings from side boundaries in the following locations, except to provide access or driveways to the rear of the building:

Business 1: All of the Zone.
Business 4: Those streets specified in Methven in Site Standard 7.7.5.1.2 above only.

In the Business 6 Zones, buildings shall be set back a minimum distance of 10m from internal boundaries except that buildings which are used for the housing or slaughtering of animals or for the processing of meat shall be set back a minimum distance of 30m from internal boundaries.

Notwithstanding the preceding exception, the minimum setback distance for all buildings from the western internal boundary of Part Reserve 1774 with the adjoining railway land shall be 10m.

In the Business 7 Zone, buildings shall be set back a minimum distance of 10m from any boundary adjoining a Rural Zone, except that buildings which are used for housing or slaughtering of animals or for the processing of meat shall be set back a minimum distance of 30m from such boundaries.

Business 8: 6m

In the Business 9 Zone, buildings shall be setback a minimum distance of 10m from one internal side boundary where the site directly adjoins the 75m buffer, as defined in 7.7.12 Outline Development Plan for the Business 9 Zone. 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

7.7.5.1.9 Landscaping

A landscaped area of a minimum width, as specified below, shall be established along all road boundaries and 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. Trees formed into hedges, planted at no lesser height or spacing, will be considered to comply with this rule.

Business 2: 1.5m in Tinwald only

Business 3: 2m in the Business 3A and 3C Zones

Business 4: for sites fronting streets other than those specified in Site Standard 7.7.5.1.2 above and which provide carparking in front of a building, a landscaped area a minimum of 1.5m shall be provided.

Business 5: 3m

Business 6: 3m

Business 7: A double row shelterbelt shall be established and maintained along all road boundaries and a single row shelterbelt along all adjoining rural zone boundaries according to the best farm shelter practices. The double belt shall consist of 1 row of a fast growing species and a row of a slower growing species on the north west side. The single rows shall be of either fast or slow growing species. Trees shall be at least 25cm in height at planting and shall be planted 2.5m from fence lines, 3 m apart within rows and 3.5m apart between rows.

Business 9: For sites fronting Company Road 5m. A single row shelterbelt shall be established and maintained along the Company Road frontage using a fast growing species.

7.7.5.1.13 Design and Appearance

All building surfaces visible within 50m from the boundary of the buffer, as defined on 7.7.12 Outline Development Plan for the Business 9 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

The following activities shall be Controlled Activities, in respect of design and appearance, site layout and landscape plantings:

- development and buildings within the Business 4 Zone on the east side of State Highway 77 in Methven.
- activities, buildings and landscape plantings within the Business 8 Zone in Rakaia. The matters to which the Council shall have regard are contained in 7.7.11 Schedule 2B to these rules.
- development and buildings in the Business 3D Zone.

The following activities shall be Controlled Activities in respect of design and appearance:

All buildings and additions or alterations to existing buildings within Area 1 of the Business 9 Zone as defined on 7.7.12 of the Outline Development Plan The matters to which Council shall have regard are contained in the North East Business Park Design Guidelines in 7.7.12

Offensive Processes

No activity involving the following processes shall be undertaken within a Business 5 or 9 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 byproducts or co-products (refer to Section 6.2 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;
- 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.

7.7.5.2 Zone Standards

7.7.5.2.1 Commercial Activities and Retail Floorspace

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

Business 1: No limitation

Business 2: No limitation

Business 3B: No limitation

Business 3D: No limitation

Business 4: No limitation.

Business 3A, 3C and 5:

Retail display and sales shall be limited to single retail outlets each exceeding a gross floor area of 500m² and located within buildings, except that this limitation shall not apply to:

- service stations for which any indoor retail floorspace shall not exceed 150m² in area; and/or
- restaurants and take-away food outlets; and/or
- goods produced or processed on the site and ancillary products to goods produced or processed on the site; and/or
- vehicle sales and other outdoor display and 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 6 & 7: Retail display and sales shall be limited to the sale of goods processed or manufactured on site.

Business 8: No limitation.

Business 9: Retail display and sales shall be limited to single retail outlets not exceeding a gross floor area of 150m², located within buildings, except that this limitation shall not apply to:

- Restaurant and food takeaway outlets;
- Goods produced or processed on the site and ancillary products to goods produced or processed on the site; and/or
- Outdoor display and sales including vehicle and machinery sales.

7.7.5.2.2 Noise

On any site, activities shall be conducted such that the following noise levels are not exceeded at the boundary of that site, or in the case of Business 6 Zones at any boundary of that zone, except for the Business 9 Zone, which shall comply with the Business 9 noise levels specified in the table below.

Activities shall also be conducted such that the following noise levels are not exceeded, neither at, nor within, the boundary of any site within a Residential, Rural-Residential or Township Zone:

	2400 hrs to 0700 hrs	0700 hrs to 0900 hrs	0900 hrs to 1700 hrs	1700 hrs to 2100 hrs	2100 hrs to 2400 hrs
Monday to Friday	45dBA	55dBA	55dBA	55dBA	45dBA
Saturday	45dBA	45dBA	55dBA	45dBA	45dBA
Sundays & Public Holidays	45dBA	45dBA	45dBA	45dBA	45dBA

except that these standards shall not apply to noise associated with temporary military training activities; to noise associated with emergency service emergency call outs or to noise from construction activities, the latter of which shall comply with the requirements of NZS 6803:1999 "Acoustics-Construction Noise.

Business 9 Noise Levels				
	Daytime 0700-2200 (daily)		Nighttime 2200-0700 (daily)	
	Leq1hr	Lmax	Leq1hr	Lmax
At the boundary of any other site zoned Business 9	65dBA	90dBA	55dBA	80dBA
At the boundary of the buffer zone as defined in 7.7.12 Outline Development Plan for the Business 9 Zone	55dBA	80dBA	45dBA	70dBA
At the boundary of any site zoned Rural Residential	50dBA	75dBA	40dBA	65dBA
At the boundary of any site zoned Rural	65dBA	85dBA	45dBA	70dBA

7.7.5.2.9 Outline Development Plan an Limitations on Business 9 Zone Activities

No activity shall take place in the Business 9 Zone until such time as the landscape plans for the 75m buffer and the central open space, as defined on 7.7.12 (the Outline Development for the Business 9 Zone), have been implemented. This shall include the construction of mounding.

Area 1

Activities within Area 1 of the Business 9 Zone shall be limited to offices, commercial activities and service activities, excluding the maintenance and refuelling of vehicles.

No activities which generate more than 10 heavy vehicle movements per day shall be established or operated in Area 1 of the Business 9 Zone until such time as a report from an acoustic engineer is received by Council, confirming that the activity will comply with the noise standards for the Business 9 Zone. Within the Business 9 Zone, no buildings erected on sites within Area 1 and directly adjoining the 75m buffer (as defined in 7.7.12 the Outline Development Plan for the Business 9 Zone) 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 7.7.12 (the Outline Development Plan for the Business 9 Zone).

No Rail Operations Activities (as defined above) shall be established or operated in the Business 9 Zone 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
- 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 9 noise standards will be achieved.

7.7.5.2.10 Company Road Access

No activity or site in the Business 9 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 9 Zone with Company Road as provided for in 7.7.12 Outline Development Plan for the Business 9 Zone).

7.7.13 SCHEDULE 3B: DESIGN GUIDELINES FOR BUILDINGS IN THE BUSINESS 9 ZONE

The following guidelines are intended to provide for a good quality urban environment within the Business 9 Zone. 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.

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.

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.

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.

7.9.3.3 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 Environment Canterbury in the Business 9 Zone.

7.9.3.4 SETBACK FROM NEIGHBOURS

- a) Where a setback is not normally 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.
- b) The necessity to provide access or driveways to the rear of the site for other business activities as well as activities such as off-street parking, loading and storage.
- c) The design and appearance of the building and its relationship with adjoining buildings in terms of continuity of design, height and scale.
- d) The layout of the site and the options for maximisation of use of the site area.
- e) With respect to Area 1 in the Business 9 Zone, 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 Rural-Residential Zone

7.10.7.3 Building Coverage

Form

Maximum percentage of the site which is permitted to be covered by buildings.

Purpose

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.

To ensure sufficient open ground is available for stormwater percolation to ground.

Reason

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 1 Zone 100% site coverage is provided for as the inner commercial area is recognised as an area of intensive business activity. As there is no provision for setback from boundaries or the road and no provision for onsite carparking, it is anticipated there will be a high level of building development. The Business 3 Zone has a lower standard of site coverage where sites adjoin residential zones to ensure that reasonable levels of open space are maintained consistent with the amenity values of these residential areas. In all other cases within the Business 3 Zone and in the Business 2, 4 and 5 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. The Business 3D Zone has a low site coverage of 40% to ensure that the density of any redevelopment is similar to the existing density and to ensure that development is compatible with the amenity of the adjoining Open Space Zone. In the Business 7 Zone a 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 and the site coverage provision is the same as for the Rural Zones in recognition of this character. In the Business 9 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.

7.10.7.4 SETBACK FROM NEIGHBOURS

Form

Minimum distance (metres) from internal boundaries.

Purpose

To separate incompatible activities on adjoining sites.

Reason

Within the Business 1 Zone and specified streets in the Business 4 Zone in Methven no setback from side boundaries is permitted. This standard is one of a number that the Council has combined for these two areas 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 verandah coverage to be provided without gaps and maintains the character associated with the main shopping area. The Business 6 and 7 Zones require 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 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 and that it is up to the individual developer as to how the area of the site is to be economically used. A setback from neighbours is required in the Business 9 Zone between sites which directly adjoin the buffer. For properties within Area 1 of the Business 9 Zone 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 rural residential zone

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.

7.10.7.7 OUTDOOR STORAGE AND DISPLAY

Form

A limitation within specified zones on the use of vacant land for the outdoor storage, display or sale of goods and a prohibition in the Business 3D Zone on the outdoor storage or display of goods for sale.

A requirement for outdoor storage to be screened from public view or located behind buildings

Purpose

To protect the amenity and character of business areas and the amenity of adjoining sites.

Reason

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 1, 2, 3 and 4 Zones 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. Outdoor storage of and display of goods for sale is a prohibited activity in the Business 3D Zone in order not to detract from the amenities and historical character of the existing Ashburton Railway Station building. The prohibition will continue to apply even if the building has to be replaced in order not to detract from the amenity function of the Open Space Zone that is located adjacent to the Business 3D Zone.

7.10.7.8 LANDSCAPING

Form

Minimum depth (metres) of landscaping along certain boundaries, minimum percentage area to be landscaped, or number of trees to be planted per length of frontage.

Purpose

To enhance the street scene and minimise the visual impact of certain development from roads and residential properties.

Reason

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 1 Zone the Council undertakes any street beautification works and this is not a requirement of individual land owners. This is the same for the Business 2 Zone except for Tinwald where there is a large building setback to accommodate carparking and a landscaped area adjacent to the State Highway.

In the Business 9 Zone 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 shelter belt 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.

7.10.7.10 COMMERCIAL ACTIVITIES AND RETAIL FLOORSPACE

Form

Limitations on the nature, scale and location of retail activities throughout the Business Zones.
A limitation on vehicle access and/or vehicle crossings from retail activities to State Highway 1 in the Business 3 Zones.

Purpose

To ensure that the Plan's objectives and policies relating to the consolidation of the business areas and the functioning, integrity, convenience and viability of the inner commercial areas of the towns are realised. In addition, to protect adjoining environments from the adverse effects of retail activity, including pedestrian and vehicle traffic generation, and 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.

Reason

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. Retail growth in Ashburton's towns is not strong at present and 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.

Within the Business 3A, 3C, 5, 6 and 7 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 Council is similarly satisfied with respect to the retailing of goods produced or processed in the Business 3 and 5 Zones and ancillary products; as well as small-scale retailing from service stations, 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 5 Zone.

With respect to restaurants and take-away food outlets, these tend to be vehicle-oriented in Ashburton 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 considered to be related to the size of the restaurant or take-away food outlet and it is not considered to be necessary to restrict these activities to the 500m² size limit.

The establishment of large-scale, vehicle-oriented retail activities, including supermarkets, on the west side of the town centre is not considered to be likely to have significant adverse effects on the inner commercial area of Ashburton (Kapuka). 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 perfectly 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 on the one shopping trip.

There is also considered to be a need to generally limit retailing activities in the Business 3A, 3C and 5 Zones to large single retail outlets, controlled through a limitation on minimum floor area. This will assist in ensuring that retail activities are generally limited to activities that require a large floor area for storage or display, often also requiring large areas for vehicle parking and loading. This will further ensure that the activities are of a nature, scale and function that they will not undermine the policies for the inner commercial area.

Throughout the Business 3 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 considered to be 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 3 Zones. Service stations are considered appropriate activities on sites along the State 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, mother's rooms, play areas. A dispersion of retail activity may result in the non-provision of such facilities.

There is no limitation on commercial and retail activities in the Business 3D Zone to provide opportunities for the continued use of the Ashburton Railway Station. It is hoped that continuing use of the building for viable activities will ensure its retention as a significant historic building.

In the Business 9 Zone retail activities are limited to single retail outlets and by floor area. These restrictions do not relate to products produced or processed on a site, food outlets, and outdoor displays and sales. The North East Business Park is a service and industrial centre with potential to develop as a transport hub. Retailing is not an appropriate activity within this zone and has the potential to adversely affect the viability of Ashburton town centre.

7.10.7.11 VISITOR ACCOMMODATION AND RESIDENTIAL ACTIVITIES

Form

Limitation on visitor accommodation and residential activities in Methven on those streets where buildings are required to be built up to the streets.

Exclusion of visitor accommodation from the Business 3D, 6, 7 and 9 Zones.

Exclusion of residential activities from the Business 3A, 3D, 5, 6, 7 and 9 Zones, except for custodial or site management purposes.

Requirement for residential development to comply with the Residential Site Standards on Section 1 SO17871, Rakaia Township.

Purpose

To provide for an attractive street scene with a traditional and consistent commercial appearance.

To protect residential activity and visitor accommodation from the adverse effects of incompatible activities and to enable legitimate business activities to continue operation without threat or limitations from permanent and temporary residential activities, including visitor accommodation.

To allow continuing occupation of an existing house in Rakaia.

Reason

Within Methven, the Council wishes to retain the traditional main shopping area as attractive to the public, with a cohesive, viable centre of business activity which acts as a focal point for the town.

With respect to the provisions for residential activities in Business Zones, it is inappropriate for residential activities to be located in the Business 3A, 5, 6, 7 and 9 Zones.

The Business 5, 6 and 7 Zones are heavy industrial and meat and produce processing Zones. Permitted activities are potentially noxious and objectionable, while the Business 3A Zone is characterised by a mix of activities with a predominance of existing industrial activities and the Business 3D Zone abuts the railway line. The Business 9 Zone is also a mix of activities, with office, service and industrial activities. Up to 50% of the zone is anticipated to be occupied by heavier industrial activities with potential to develop as a transport hub. The zone makes provision for a rail yard to enable the servicing of industry by rail. These are unacceptable living environments (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 6 and 7 Zones are inappropriate areas for the establishment of visitor accommodation. These are meat and produce processing zones where permitted activities are potentially noxious and objectionable and therefore incompatible with visitor accommodation. The Business 9 Zone has a mix of lighter service and heavier industrial activities. The relocation of the Ashburton rail yard to this zone and its potential to develop as a transport hub make it similarly, incompatible with visitor accommodation.

There may however, be sites within the Business 3A, 3C and 5 Zones where visitor accommodation is appropriate. Visitor accommodation differs from long-term residential accommodation in that it is normally a larger scale development on a large site which can be developed as a stand-alone environment. In

addition, the quality and amenity values of the surrounding environment where the proposal is located is partly a market decision. It is therefore appropriate to make visitor accommodation a Discretionary Activity in these zones and assess the suitability and effects of such developments (including affects on adjoining businesses) on a site by site basis.

Section 1 SO17871 in Rakaia Township is a site of existing residential development which is now zoned Business 8. To enable the continuing use of this property without the need for resource consents to build or renovate for any residential purposes the rules provide for residential activities in accordance with the Residential Zone provisions. This acknowledges the existing activities on the site prior to the development of any activities in accordance with the provisions of the Business 8 Zone and will ensure outdoor living areas are provided on site.

7.10.7.12 DESIGN AND APPEARANCE

Form

Controlled activity status applied to new developments within the Business 4 Zone on the east side of SH 77 in Methven, the Business 3D Zone in Ashburton (Kapuka) and the Business 8 Zone in Rakaia, in terms of design and appearance, site layout and landscape plantings. Controlled Activity status applied to new buildings in Area 1 of the Business 9 Zone in terms of design and appearance.

Compliance with a colour palette for buildings on sites in Area 1 of the Business 9 Zone, where directly adjoining the buffer defined in 7.7.12 the Outline Development Plan for the Business 9 Zone

Purpose

To maintain and enhance the amenity of specified business areas on a site specific basis. To ensure the colours of buildings adjacent to the buffer (as defined in 7.7.12 the Outline Development Plan for the Business 9 Zone) and Rural Residential Zone do not create adverse visual effects when viewed from the buffer and Rural Residential Zone.

Reason

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. The east side of SH 77 in Methven is currently undeveloped. The Council is concerned to ensure that future development has a high amenity and does not visually reflect a process of ad hoc and incompatible developments.

The Business 3D Zone encompasses the site of the Ashburton Railway Station which is highly visible from the Main Trunk Railway line and East Street and is adjoined by Open Space Zones. The Council considers it is appropriate that a site which is highly visible and adjoins Open Space should be developed in a sensitive manner, compatible with the surrounding environment.

In the Business 8 Zone in Rakaia, the Council is concerned to ensure that development and activities are designed in such a way to minimise effects on the safety and efficiency of the State Highway, as well as ensuring that the zone is developed in an attractive manner that enhances the amenity values of the locality.

Area 1 of the Business 9 Zone is intended to be developed with a higher level of internal amenity than other Business areas. In addition, Area 1 of the Business 9 Zone directly adjoins a buffer providing physical separation from an adjoining Rural-Residential 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 rural residential zone is not adversely affected by brightly painted buildings which detract from the planting of the landscaped buffer.

INDUSTRIAL ACTIVITIES AND MINERAL EXTRACTION

Form

Exclusion of industrial activities in the Business 3D and 8 Zones; and in the Business 6 and 7 Zones, except for meat processing and food and produce processing.

To require industrial activities to be ancillary to retail sales and service activities in the Business 1, 2, 3B, 3C and 4 Zones. .

Exclusion of mineral extraction from the Business 1, 2, 3A, 3B, 3C, 3D, 4, 8 and 9 Zones.

Purpose

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.

Reasons

Mineral extraction is considered inappropriate in the Business 1, 2, 3, 4, 8 and 9 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 increased noise, vibration, fumes, dust and heavy traffic are considered incompatible with the level of amenity anticipated.

Industrial activities are considered inappropriate in the Business 8 Zone. This Zone is intended for the development of 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 activities has a broad definition that may incorporate a range of activities. It is appropriate to provide for industrial activities in the Business 1, 2, 3B, 3C and 4 Zones 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 necessary however, to limit the scale of industrial activities in these zones to avoid or mitigate adverse effects such as increased noise, fumes, vibration and the generation of heavy traffic, from detracting from the amenity values anticipated in commercial and mixed business areas. This can be assisted by requiring them to be ancillary to retail sales and service activities.

Industrial activities, except for those related to meat and food and produce processing, are incompatible with the activities in the Business 6 and 7 Zones due to the potential noxiousness of effects created by these activities. With respect to the Business 6 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 Rural-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 Seafeld are purpose-built facilities and the range of permitted activities already encompasses all food, produce and meat related processing activities.

7.10.7.23 OUTLINE DEVELOPMENT PLAN AND LIMITATIONS ON BUSINESS 9 ZONE ACTIVITIES

Form

Compliance required with Outline Development Plan contained in Schedule to the rules.
Requirement for activities to be located within specified Areas, in accordance with Outline Development Plan.

Requirement for three main road connections to the Zone and an indicative roading layout, in accordance with Outline Development Plan

Limitation on door and window openings in Area 1 where sites directly adjoin the buffer.

Limitation on activities undertaken within area for rail operational purposes, as shown on Outline Development Plan.

Requirement for noise mitigation for rail activities to be put in place prior to establishment of activities and for acoustic report.

Purpose

To ensure that development and activities within the Business 9 Zone can be undertaken without adversely affecting the amenity values, noise environment of the adjoining Rural Residential Zone to the south and west and the roading network.

Reasons

The Business 9 Zone is located adjacent to a rural –residential zone along its western boundaries. To ensure that business activities do not adversely affect the amenity values of the rural residential area it is necessary to control the location of potentially more adverse industrial activities away from the rural residential boundary. Accordingly, the Business 9 Zone has been divided into two Areas. Area 1 closest to the rural residential zone only provides for offices, commercial and service activities with limitations on vehicle refuelling and maintenance and heavy vehicle trip numbers. These limitations are necessary to ensure the noise standards can be met at the rural residential boundary. Area 2 applies to that half of the site further away from the rural residential area and provides for heavier industrial activities. Area 2 is adjacent to the PPCS freezing works which is an established heavy processing activity and is not adversely affected by further industrial development on its boundary.

The outline development plan puts in place a 75m buffer along the shared length of the Rural Residential/Business 9 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 rural 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 rural residential boundary.

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

The Business 9 Zone 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 rural 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.