

## **Attachment A – PPC4: Proposed Amendments to the operative Ashburton District Plan**

**Amendments to Objectives and Policies:** The role of the Town Centre (Business A) is reinforced and strengthened as the primary commercial, retail, recreation, cultural and entertainment centre for the district.

### **Amendments to Objective 5.1 to:**

- Provide greater recognition of the contribution of business activities to the social and economic wellbeing of the district, including through:
  - focusing commercial activities and retail activities to support vibrant and viable centres; and
  - business activities are able to operate efficiently and effectively as subject to environmental standards that reflect their location, function and role.

### **Amendments to Policy 5.1A to:**

- Identify the need to strengthen the function and role of town centres.
- Recognise the Ashburton town centre as the primary centre for the district.
- Manage commercial activities seeking to establish outside of town centres to ensure they do not, individually or cumulatively, detract from the role and function of town centres.

### **Amendments to Policy 5.1B to:**

- Provide opportunities for business activities outside of town centres, limiting retail activities and commercial activities where these provide a convenience role, are ancillary to a permitted business activity, and do not compromise town centres.

### **Amendments to Policy 5.1C to:**

- Provide greater specificity as to the role of the Business B (large format zone), including that the zone provides limited (or a rationed approach) for opportunities for large format retail otherwise unable to be accommodated within the Ashburton Town Centre.
- Preclude small scale retail activities (SSR) and limit office activities.

### **Amendments to Policy 5.1D and Policy 5.1E to:**

- Improve clarity as to wording as to the purpose of these provisions to provide for heavy industrial activities and manage transport conflicts respectively.

**Amendments to Rules:** A distribution, scale and form of business activity which differentiates and manages various types of business activities both on the basis of the nature of the activity,

and the potential local and strategic effects of their operations. Such activities are to be enabled to locate within particular zones, principally the Town Centres (Business A) and Industrial Environment zone (Business C, D and E), at a scale and with standards which reflect the zone locations and roles. This requires the need to:

- a. Remove the restraint on retail activities over 500m<sup>2</sup> GFA within the Business A zone.

**Amendment Rule 5.8.2(f) – Remove restriction on retail activities exceeding 500m<sup>2</sup> GFA - Business A zone**

- b. Provide for consideration of Service Stations in the Business A zone as a Discretionary Activity.

**Amendment Rule 5.8.5(f) – Service Stations - Business A zone**

- c. Identify the range of Trade Suppliers which are to be enabled within the Business B, C and D zones and seek to facilitate the transfer of Trade Suppliers out of the Business A zone.

**Amendments:**

- ~ **Rule 5.8.2(g) – Provision for Trade Suppliers, Food and Beverage outlets and yard suppliers - Business B zone**
- ~ **Renumbered Rule 5.8.2(h) – Provision for Trade Suppliers, Service Stations, Food and Beverage outlets and yard suppliers - Business C Zone, Business D zone.**

- d. Restrict standalone Office activities within the Business B, C and D zones.

**Amendment Renumbered Rule 5.8.2(j) – Restrict Commercial Activities (including office activities) within the Business B, C, and D zones**

Except where office activities are ancillary to a permitted business activity in the Business B, C, D and E zones.

**Amendment New Rule 5.8.2(k) – Ancillary Offices to remain permitted in the Business B, C, and D zones**

- e. Office Activities are to require consent as Discretionary Activities in the Business B, C, D and E zone, except where ancillary under New Rule 5.8.2(k).

**Amendment Rule 5.8.5(h) – Office Activities in the Business B, C, and D zones as Discretionary Activities**

- f. Restrict the range of Commercial Activities within the Business C zone (remove the ability to establish Retail Activities <750m<sup>2</sup>),

**Amendments:**

- ~ **Delete Rule 5.8.2(h) – Removal of Permitted Retail Activities up to 750m<sup>2</sup> GFA - Business C zone**
- ~ **New Rule 5.8.2(h) – Provision for Provision for Trade Suppliers, Service Stations, Food and Beverage outlets and yard suppliers - Business C Zone**

Retain the ability to establish Commercial Services and Entertainment Activities given the mix of established activities and provision for local convenience needs provided by such activities.

**Amendments:**

- ~ **New Rule 5.8.2(l) – Provision of commercial services in the Business C zone**
- ~ **New Rule 5.8.2(m) – Provision of entertainment activities in the Business C zone.**

- g. Restrict the range of Retail Activities and Office Activities within the Business E (Heavy Industrial) zone.

**Amendment Rule 5.8.2(i) – Restrict food and beverage outlets and outdoor display and sales - Business E zone**

- h. Preclude retail activities below 500m<sup>2</sup> GFA establishing within the Business B zone as a Non-Complying Activity.

**Amendment New Rule 5.8.6(i) – Retail activities less than 500m<sup>2</sup> per tenancy as a Non-Complying Activity - Business B zone.**

- i. Confirming the status of Commercial Services and Entertainment Activities as Non-Complying Activities within the Business B, D, E and F zones.

**Amendment New Rule 5.8.6(l) and (m) – Commercial Services and Entertainment Activities - Business B, D, E and F zones.**

**Amendments to Definitions:** Introduction and clarity as to several explicit definitions as to the range and sub-groups associated with Commercial Activities in the District. This amendment is to improve clarity and certainty as to the range of activities provided in each of the respective Business zones. The definitions are grouped as set out below.

<b>Business activity</b>	<b>Activity group</b>	<b>Activity type</b>	<b>Specific activity</b>
<b>Commercial Activities</b>	<b>Offices</b>		
	<b>Retail</b>	<b>Food and Beverage</b>	<b>Bars and Taverns</b>
			<b>Restaurants and cafes</b>
			<b>Drive through restaurant</b>
		<b>Dairies</b>	
		<b>Large Format Retail</b>	<b>Department Store</b>
			<b>Supermarket</b>
		<b>Service Station</b>	
<b>Trade Supplier</b>	<b>Automotive and marine supplies</b>		

			<b>Building supplies</b>
			<b>Garden and landscaping supplies</b>
			<b>Farming and agricultural supplies</b>
			<b>Hire services</b>
			<b>Office Furniture, equipment and systems supplies</b>
	<b>Commercial Services</b>	<b>Veterinary clinic</b>	
		<b>Hairdressers</b>	
		<b>Real Estate Agents</b>	
	<b>Entertainment activities</b>		

**The Plan Change does not seek to:**

- Introduce any new zones, or amend any existing zone boundaries.
- amend the function or purpose of any zone.
- amend the extent (or status) of Retail or commercial activities already provided for in any zone other than Business zones (that is provisions in the Residential zone, Rural zone etc are not amended).