

9. Business Zone

9.1.1. The Business zone accommodates the main areas of commerce and retail activities in the District. The largest of these areas is at Te Kuiti. These areas are generally somewhat less sensitive to environmental effects than others. Therefore there are few limitations on the range of activities permitted in this zone. Business owners are able to make their own decisions as to how to establish and operate their businesses.

9.2. Resource Management Issues

9.2.1. Where commercial and light industrial activities are adjacent to residential or rural activities there is the potential for adverse effects such as noise, dust, smoke and odour, and loss of residential or rural amenity to occur.

9.2.2. Traffic volumes generated by commercial and light industrial uses may adversely affect main traffic routes.

9.2.3. Townships have a high level of amenity because of their low density of development, and their largely residential character. This amenity may be adversely affected by light industrial or commercial uses due to increased noise levels, adverse visual effects and the discharge of dust and other emissions to air.

9.2.4. The safety and convenience of pedestrians using main commercial areas in towns.

9.3 Objectives

9.3.1 To ensure that development in business areas avoids, remedies or mitigates environmental effects on the level of visual amenity presently enjoyed by adjacent rural or residential areas. *Issue 9.2.1*

9.3.2 To avoid, remedy or mitigate adverse effects, such as traffic noise, pedestrian safety, conflicting traffic patterns, and the premature upgrading of infrastructure, by designing, providing and maintaining roads and other infrastructure in a manner that is complementary to business activity. *Issue 9.2.2*

9.3.3 To maintain or enhance the level of amenity within the business sectors of the District's urban centres by avoiding, remedying or mitigating adverse effects associated with increased noise, or dust, smoke and odour into air. *Issue 9.2.3*

9.3.4 To ensure that the emission of noise from business activities does not adversely impact on residential or rural activities where the Business Zone is adjacent to residential or rural areas. *Issue 9.2.1*

9.3.5 To ensure the safety and efficiency of traffic using business areas and for through traffic and to ensure the safety of pedestrians. *Issues 9.2.2, 9.2.4*

9.3.6 To recognise the contribution of heritage values to the character and appearance of existing business areas. To recognise the contribution of heritage values to the character and appearance of existing business areas. *Issues 9.2.1, 9.2.3*

9.4 Policies

9.4.1 To encourage business activities to be designed so as to ensure that adverse effects, such as reductions in pedestrian safety, conflicting traffic patterns and the over burdening of infrastructure is avoided, remedied or mitigated. *Objectives 9.3.1, 9.3.2, 9.3.3, 9.3.5*

9.4.2 To encourage the use of land within business areas in a manner which mitigates any adverse effects on the visual amenity, overshadowing, noise effects, and effects on air quality from dust, smoke and odour for adjacent residential and rural properties. *Objective 9.3.4*

9.4.3 To ensure that development provides its own servicing infrastructure or meets the cost of any required infrastructure upgrading. *Objective 9.3.2*

9.4.4 To ensure that development avoids, remedies or mitigates any adverse effects on heritage values within the existing business areas. *Objective 9.3.6*

9.5 Rules

9.5.1 Activity Classifications

9.5.1.1 *Permitted Activities*

- (a) Any activity which complies with the conditions for Permitted Activities set out in Rules 9.5.2 and 9.5.3.
- (b) A fire station on Sec 14 Blk VIII Te Kuiti Maori Township (Te Kuiti Fire Station) which complies with the conditions for Permitted Activities set out in Rules 9.5.2 and 9.5.3.1.

9.5.1.2 *Restricted Discretionary Activities*

Any activity that does not comply with one or two of the Conditions for Permitted Activities in Rules 9.5.2 and 9.5.3. Discretion is restricted to the subject matter of the Condition that is not complied with.

9.5.1.3 *Discretionary Activities*

Any activity that does not comply with three or more of the Conditions for Permitted Activities set out in Rules 9.5.2 and 9.5.3.

9.5.2 General Provisions

The General Provisions below must also be complied with for the proposal to be a permitted activity:

- 16 Roads and Vehicle Access
- 17 Hazardous Substances
- 18 Air Quality
- 19 Signs
- 20 Noise
- 21 Heritage Resources
- 24 Landscaping
- 25 Financial and Reserves Contributions
- 26 Subdivision
- 27 Natural Hazards

9.5.3 Conditions for Permitted Activities

9.5.3.1 *Buildings*

- (a) Front Yard: Nil
- (b) Side Yard: Nil, unless adjacent to a property zoned Residential or Rural where the minimum yard shall be 5 metres. *Policy 9.4.2*
- (c) Rear Yard: Nil, unless adjacent to a property zoned Residential or Rural where the minimum yard shall be 5 metres. *Policy 9.4.2*
- (d) Height in Relation to Boundary: No building shall exceed 3 metres plus 1 metre for every metre the structure is from any site boundary adjoining land zoned Residential or Rural. *Policy 9.4.2*
- (e) Maximum Height: 12 metres. *Policy 9.4.2*

9.5.3.2 *Drainage/Effluent Fields*

- (a) Where septic tanks are proposed they must be accommodated within an area no smaller than 2500m² which is wholly contained within the site. *Policy 9.4.3*
- (b) Where available all developments shall be connected to Council stormwater and sewage disposal systems. *Policy 9.4.3*

9.5.4 Assessment Criteria for Discretionary Activities

9.5.4.1 The relevant Objectives and Policies of the Business Zone and, where applicable, the Objectives and Policies of the General Provisions where a condition is contravened.

9.5.4.2 The anticipated adverse effects resulting from the area of non-compliance and its impact on the following matters:

- (a) the level of privacy and or daylighting enjoyed within adjacent residential areas
- (b) the existing amenity of the areas (including visual, air quality and noise)
- (c) the safe and efficient movement of traffic on the District's main transport routes
- (d) the existing infrastructure
- (e) the historic or visual character of existing business areas.

9.6 Anticipated Environmental Outcomes

- (a) Maintenance and enhancement of existing levels of amenity and heritage values within the business area, and within rural and residential areas adjacent to business or industrial areas.
- (b) The safe and efficient movements of pedestrians and vehicles within commercial and industrial areas.
- (c) The protection of the District's significant transportation routes and other infrastructure.
- (d) The preservation of the quality of the District's soil, air and water resources.