

SECTION 5 – BUSINESS (Part)

Introduction

The majority of provisions pertaining to the District's business zones are located in the Commercial and Mixed Use Zones, and General Industrial Zone chapters as introduced by Plan Change 21. The issues, objectives and policies within this chapter only apply within these zones to the extent that they relate to the rules within this chapter.

The Tourist G Zone covers land at Glentanner located on the Twin Stream Fan and is traversed by SH 80. The establishment of buildings in this zone is controlled to ensure the buildings are compatible with the surrounding environment and that the adverse effects of natural hazards are avoided.

The Industrial Zone covers land located on Talbot Road, to the south-east of Fairlie Township.

The objectives and policies within this chapter continue to apply in full to the Tourist G Zone and Industrial Zone.

Issues

The following are the resource management issues relevant to the business areas of the District. The objectives and policies which address these issues and which relate to the business zones are then referred to.

Issue 1 - Consolidation of Business Areas

Description

Business centres, in particular the commercial centre of the District's villages, create a focus for people and visitors to the District. The effectiveness of this central focus reduces if business activities become dispersed and establish in surrounding areas. Consolidation of business activities also enhances the convenience of activities and reduces the amount of travel required between businesses - with potential energy savings.

Buildings, infrastructure and car-parking areas within existing business areas represent a significant investment and are valuable physical resources. Therefore, it is important that these resources are utilised to their potential. Consolidation of business areas will prevent the dispersal of activities, which could leave existing areas under-utilised.

Relevant Objectives and Policies

- Objective 1, Policy 1A
- Objective 6, Policy 6A

Issue 2 - Amenity Values

Description

A: - Amenity within Business Areas

The business centres of Mackenzie District are characterised by a concentration of people, traffic and activity. They therefore have lower standards of amenity than is expected within a residential environment. However, it is important that a relatively high level of amenity is maintained to ensure that the environment of business areas is visually attractive to new businesses, residents and visitors.

Relevant Objectives and Policies

- Objective 2 - Policy 2A, 2B and 2D

B: - Effects of Business Activities on the Amenity Enjoyed in Residential Areas, and areas of Public Space

Activities in business areas may affect the amenity enjoyed in residential areas, especially where these areas are located next to each other. Business Activities may also affect the amenity enjoyed in areas of public space. The scale and nature of the effects of business activities and the nature of neighbouring areas will determine whether the effect is significant. In particular, the storage of goods outdoors can have significant adverse visual effects.

Some business activities may also affect the health and safety of neighbours and the public and therefore these activities may not be appropriate in some areas.

Relevant Objectives and Policies

- Objective 3, Policy 3A

C: - Effects of Residential and Commercial Activity on Industrial and Service Activity

The level of amenity generally required with respect to residential and commercial activity is greater than that required for other business activities, such as industrial and service activities. Consequently, if residential and commercial activities establish in areas of industrial and service activity the establishment and operation of industrial and service activities may be inhibited as in time it is likely that residential and commercial activities will demand a higher level of amenity and complaints will be received from these businesses concerning industrial and service activities.

To enable people to provide for their well-being it is important that service and industrial activities are provided for.

Relevant Objectives and Policies

- Objective 2, Policy 2C

Issue 3 - Natural Hazards

Description

The business zone at Glentanner is located on the Twin Stream alluvial fan. Consequently buildings in this area are at risk from the hazards of flooding, deposition and scour. It is important that these effects are mitigated in order to avoid the adverse effects of these hazards on people and property.

Relevant Objectives and Policies

- Objective 4, Policy 4A

Business Objectives And Policies

Business Objective 1 - Consolidated Business Areas

Consolidated and convenient business areas and the efficient use of buildings, land and infrastructure in business areas.

Reasons

- People using and visiting business areas of the District benefit from the convenience of businesses being located in close proximity to each other.
- The concentration of business activities provides a social focus for the people of the district, particularly those living in the urban area.
- Consolidation encourages existing buildings, and infrastructure in business areas to be used efficiently.

Business Policy 1A - New Business

To encourage the establishment of new businesses primarily within areas where similar types of business activity already exist.

Explanation and Reasons

- As for Objective 1

Implementation Methods

- Village Centre, Tourist, Service, Industrial and Travellers Accommodation zones - see Planning Maps

Environmental Results Anticipated

- Business areas that are convenient for the public
- Efficient use of buildings, land and infrastructure in business areas
- Business areas which provide a social focus for people in the District

Business Objective 2 - Amenity Within Business Areas

Business areas where physical amenities and activities within these areas create a pleasant and safe environment for shoppers, visitors and workers.

Reasons

- As business areas provide a focus for the community, it is important that a relatively high

standard of amenity is maintained, however the level of amenity in business areas will not be as high as considered appropriate within residential areas.

Business Policy 2A - Impact On Business And Adjoining Areas

To avoid or minimise the adverse effects of activities in business areas so as to ensure these areas and adjoining areas remain pleasant, attractive and safe.

Explanation and Reasons

- As for Objective 2
- Adverse effects of activities, such as noise, dust, lighting and glare and adverse visual effects can reduce the level of amenity enjoyed in an area and make it less attractive for people who reside, work and visit. Therefore, it is important that these effects are avoided, or mitigated.
- Aircraft taking off or landing within business areas could result in an unacceptable risk to the safety of people working, visiting or doing business in these areas. It is important that such activity be subject to assessment in terms of any risks to public safety.

Implementation Methods

- Screening
- Visual Amenity
- Landscaping
- Noise
- Limiting of some industrial activities
- Administration of the Health Act, Health and Safety Employment Act, Dangerous Goods Regulations, Resource Management Act and Hazardous Substances and New Organisms Act.
- Aircraft

Business Policy 2B - Scale And Character

To maintain the existing scale of buildings and enhance the character of the business areas of the District.

Explanation and Reasons

- As for Objective 2
- The dominance of buildings in the business areas is affected by their scale and the amount of open space retained. Buildings in the business areas should be compatible with the rural nature and size of the settlements of the District.
- It is important that the character of business areas is enhanced in order to increase the amenity enjoyed by residents and visitors.

Implementation Methods

- Building Height
- Setback from Neighbours
- Setback from Roads
- Building Coverage

- Verandas
- Signage

Business Policy 2C - Industrial/Service Opportunity

To enable industrial and service activity to establish and operate in the business centres without being adversely affected by activities which require a higher standard of amenity.

Explanation and Reasons

- The establishment and operation of industrial and service activities can be inhibited by other activities that require a higher standard of amenity. As industrial and service activities enable people to provide for their well-being, it is important that they are able to establish in some areas.

Implementation Methods

- Residential Accommodation
- Commercial Activity
- Visitor Accommodation

Policy 2D - Appearance Of Buildings

To promote good design and use of materials and colours which are compatible with the surrounding natural environment.

Explanation and Reasons

- As for Objective 2
- The external appearance of buildings affects people's enjoyment of the landscape. Buildings finished in materials and colours that are compatible with the surrounding natural environment are more visually attractive than buildings which do not take these matters into account. In addition consistency in appearance of buildings in commercial areas enhances the amenity of these areas.

Environmental Results Anticipated

- Buildings in commercial areas which are designed and finished in materials and colours which are compatible with the surrounding natural environment.

Business Objective 3 - Amenity Of Residential Areas

Residential areas where amenity is not adversely affected by business activities located in the vicinity.

Reasons

- Business activities can have effects such as noise odour, dust, lighting and adverse visual effects. It is important that business activities do not affect the amenity enjoyed within adjoining residential areas.

Business Policy 3A - Adverse Effects

To minimise the adverse effects of activities in business areas on the amenity of adjoining residential areas.

Explanation and Reasons

- As for Objective 3
- Where possible it is preferable that a buffer zone exists between residential areas and business areas. However, this is not always possible or practical. Consequently, it is necessary for any adverse effects to be mitigated, reduced or avoided.

Implementation Methods

- Screening
- Setback from Neighbours
- Visual Amenity
- Landscaping
- Noise
- Lighting and Glare
- Administration of the Health Act, Health and Safety in Employment Act, Dangerous Goods Regulations, Resource Management Act, and Hazardous Substances and New Organisms Act.

Environmental Results Anticipated

- Minimal noise and lighting disturbance within residential areas adjacent to business areas.
- An attractive residential/business boundary.
- Business areas that are attractive when viewed from the road.

Business Objective 4 - Natural Hazards

Business activities which minimise the risk to people and property as a result of natural hazards.

Reasons

- Business activities at Glentanner are located on the Twin Stream fan. As such they are potentially at risk from the hazards of flooding, deposition and scour. It is important that the effects of these hazards are mitigated to reduce the potential risk to people and property. Fairlie is also subject to flooding both from the Opihi River and the western catchments.

Business Policy 4A

To mitigate the adverse effects of natural hazards on people and property within Business areas and in particular at Glentanner and Fairlie.

Explanation and Reasons

- As for Objective 4

Implementation Methods

- Tourist G Zone Rules
- Administration of the Building Act and Section 106 of the Resource Management Act.
- Flood Mitigation - Minimum Floor Heights

NEIGHBOURHOOD CENTRE, MIXED USE AND TOWN CENTRE ZONES

Note – This Section contains a limited set of rules applying to activities within the Neighbourhood Centre, Mixed Use and Town Centre zones, in addition to those contained in the Commercial and Mixed Use Zones chapter.

STATUS OF ACTIVITIES

1.3 PERMITTED ACTIVITIES

1.3.1 Within the Neighbourhood Centre, Mixed Use or Town Centre Zone any activity which complies with all the following standards

1.3.1.a **Flood Mitigation - Floor Heights**

All floor heights shall comply with Rule 3.1.1.e in the Residential Zone (Section 6).

1.3.1.b **Noise**

i On any site activities shall be designed and conducted such that the following noise levels are not exceeded at any point within the boundary of any other site within the Town Centre zone:

Daytime	65dBA L10
Nighttime	55dBA L10
On any day between 9.00pm and 7.00am (next day)	85dBA Lmax

ii Activities shall also be designed and conducted such that the following noise levels are not exceeded within the boundary of any Residential, Neighbourhood Centre or Mixed Use zone:

Daytime	50dBA L10
Nighttime	40dBA L10
On any day between 9.00pm and 7.00am (next day)	70dBA Lmax

1.4.3.a **Noise**

Refer 1.3.1i

1.4.3.b **Parking**

All parking requirements in the Town Centre Zone in Tekapo shall be met by cash payments in lieu of parking in accordance with Transportation rule 2e.

1.5 DISCRETIONARY ACTIVITIES

1.5.1 Any Permitted Activity which does not comply with any one or more of the following Permitted Activity standards:

- 1.3.1.i Noise
- 1.3.1.m Scenic Viewing Areas

In considering any such Discretionary Activity the consent authority shall restrict the exercise of its discretion to those matters of non-compliance.

1.6 NON-COMPLYING ACTIVITIES

1.6.1 Any Permitted Activity in a Neighbourhood Centre, Mixed Use or Town Centre Zone which does not comply with the following Permitted Activity standards:

- 1.3.1.i Noise
- 1.3.1.e Flood Mitigation - Floor Height

LARGE FORMAT RETAIL and GENERAL INDUSTRIAL ZONES

Note – Within the Large Format Retail and General Industrial zones, only Standard 3.3.6.(e) and (g) apply. All other rules are contained in the Large Format Retail Zone chapter and General Industrial Zone chapter as introduced by Plan Change 21.

Within the Industrial Zone and Deferred Industrial Zones, the rules in this section apply in full.

3.1 ZONE STATEMENT

The Industrial Zone covers land at Fairlie (on Talbot Street). There are also two Deferred Industrial Zones in Twizel, east and west of the Ohau/Ostler Road intersection.

The Industrial zones are primarily associated with the townships of Twizel and Fairlie. It is the intention to appropriately provide for industrial development in these areas by consolidating their development and ensuring the adverse effects of these activities on the physical environment are suitably controlled.

3.2 DISTRICT WIDE RULES

The following General Provisions containing District Wide Rules apply in the:

- | | |
|--------------------------------------------------------------|------------|
| • Hazardous Substances | Section 10 |
| • Heritage Protection | Section 11 |
| • Signs and Outdoor Lighting | Section 12 |
| • Subdivision, Development and Financial Contributions | Section 13 |
| • Temporary Activities and Buildings and Environmental Noise | Section 14 |
| • Transportation | Section 15 |
| • Utilities | Section 16 |

STATUS OF ACTIVITIES

3.3 PERMITTED ACTIVITIES

3.3.1 Industrial Activities, other than those listed in Schedule B to the Business Zones, which comply with all the standards below in 3.3.6.

3.3.2 Commercial Activities as follows:

- a) The following commercial activities located in the Industrial zone in Twizel:
- i Yard-based retailing;
 - ii Trade supply retail;

- iii Visitor Accommodation in the Industrial zoned area bounded by the State Highway and Ostler Road only; and
- iv The display and sale of goods processed or produced on the site;

and which comply with the standards below in 3.3.6.

b) Commercial Activities in all other Industrial zones, other than service stations, which comply with the standards below in 3.3.6.

3.3.3 Residential Units for on-site custodial purposes which comply with the standards below in 3.3.6.

3.3.4 Recreational Activities which comply with the standards below in 3.3.6.

3.3.5 Community Activities which comply with the standards below in 3.3.6.

3.3.6 Standards

3.3.6.a Height of Buildings

The maximum height of any buildings or signs shall be:

- i For fire station training and hose drying towers - 15m
- ii All other buildings and signs - 12m

3.3.6.b Setback from Neighbours

- i Buildings shall be set back a minimum of 7m from internal boundaries adjoining a Residential Zone
- ii Buildings shall be set back a minimum of 7m from internal boundaries adjoining Recreation A or P zones.

3.3.6.c Setback from Roads

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

- i Sites fronting Ostler Road, Twizel - 10m
Where the Council has created a landscape strip on Ostler Road this setback requirement shall be taken from the road boundary of the landscape strip.
- ii All other roads - 5m

3.3.6.d Building Coverage

The maximum building coverage of any site shall be 75%.

3.3.6.e Floor Height - Flood Mitigation

All floor heights shall comply with Rule 3.1.1e in the Residential Zone (Section 6).

3.3.6.f Visual Amenity and Landscaping

Outdoor Storage

- i All outdoor storage of goods (excluding vehicles or the display of goods for sale)

shall be screened from public view by a fence of not less than 1.8m in height, or dense planting to the same height.

- ii No outdoor storage shall be located within the minimum setback from road boundaries.

Location of Offices and Showroom

- iii All offices and showrooms (except on rear sites) shall be sited at the front of buildings.

Landscaping

- iv A landscaped area of an average depth of 3m and a minimum depth of 1m shall be established along all road boundaries, except across entranceways. For the purposes of this rule, at least 50% of the landscaped area shall be planted with trees and shrubs.
- v A landscaped area of an average depth of 1m shall be established along all zone boundaries. All landscaping required to be established along zone boundaries for the purpose of this rule shall include species capable of creating a continuous screen with a minimum height of 1.8m at maturity.
- vi All landscaping undertaken in accordance with (iv) or (v) shall be designed and established to:
 - Soften the outline and visual impact of the use or building, so that the visual character of the locality is not degraded, particularly as viewed from adjoining residential sites, roads and public places.
 - Provide partial screening and privacy between residential and non-residential activities. Total screening of an activity or building is not required by these rules.
 - Maintain traffic safety.
- vii All landscaping required by these rules shall be undertaken and completed by the end of the first planting season (1 May to 30 November) following any activity commencing on site. Notwithstanding this, when an activity commences during the months of October or November, the landscaping shall be undertaken and completed within 12 months of the activity commencing on the site.
- viii All landscaping required by these rules shall remain on the site for the duration of the activity, shall be maintained by the site occupier and, if such landscaping dies or becomes diseased or damaged, shall be replaced.

3.3.6.g

Noise

- i On any site activities shall be designed and conducted such that the following noise levels are not exceeded at any point within the boundary of any Residential Zone, or at any point within the notional boundary of any residential unit in the Rural Zone:

Daytime

50dBA L10

Nighttime	40dBA L10
On any day between 9.00pm and 7.00am (next day)	70dBA Lmax

- ii Emergency service warning devices and sirens are exempt from the noise standards in (i) above.

3.3.6.h Aircraft

No activity shall involve the take-off or landing of aircraft, other than for emergency services landing and rescues, civil defence, and activities carried out by the New Zealand Defence Force

3.4 CONTROLLED ACTIVITIES

Service Stations which comply with the following standards and terms:

Standards and Terms for Service Stations

a	Height of Buildings	-	refer 3.3.6.a
b	Setback from Neighbours	-	refer 3.3.6.b
c	Setback from Roads	-	refer 3.3.6.c
d	Building Coverage	-	refer 3.3.6.d
e	Noise	-	refer 3.3.6.g

Matters Subject to Council's Control:

a	Layout of the Site
b	Signs size, type, design and location
c	Access location and width
d	Landscaping and Screening
e	Provision for vehicle circulation
f	Retail Sales - type of goods sold and the scale of retail floorspace.

3.5 DISCRETIONARY ACTIVITIES

- 3.5.1 Permitted Activities which do not comply with one or more of the following Permitted Activity standards:

3.3.6.a	Height of Buildings
3.3.6.b	Setback from Neighbours
3.3.6.c	Setback from Roads
3.3.6.d	Building Coverage
3.3.6.e	Floor Height
3.3.6.f	Visual Amenity and Landscaping
3.3.6.g	Noise - on site boundaries
3.3.6.h	Aircraft

In considering any such Discretionary Activity the consent authority shall restrict the exercise of its discretion to the matters of non-compliance.

- 3.5.2 Activities listed in Schedule B to the Business Zones.

3.5.3 Commercial Activities within the Industrial Zone in Twizel not provided for by Rule 3.3.2.(a) or Rule 3.4.

3.5.4 Any other activity not provided for as Permitted or Controlled Activity.

3.6 DEFERRED INDUSTRIAL ZONES, TWIZEL

3.6.1

- i In the Deferred Industrial (IND DEF) Zone located northeast of the Ohau Road/ Ostler Road intersection in Twizel shown on Planning Map 54, the standards applicable to the Recreation A zone shall apply until services including reticulated water supply, wastewater, and stormwater are available to the site.
- ii The removal of the deferred status and the implementation of the Industrial Zone shall be effected by a resolution of Council, when the required services have been provided, or can be provided to the satisfaction of the Council.

3.6.2

- i. In the Deferred Industrial (IND DEF) Zone located northwest of the Ohau Road/ Ostler Road intersection in Twizel shown on Planning Map 54, the standards applicable to the Rural zone shall apply until services including reticulated water supply, wastewater, and stormwater are available to the site.
- ii The removal of the deferred status and the implementation of the Industrial Zone shall be effected by a resolution of Council, when the required services have been provided, or can be provided to the satisfaction of the Council.

3.7 ASSESSMENT MATTERS - RESOURCE CONSENTS

Refer Clauses 7.1 and 7.2 for the assessment matters the consent authority shall have regard to in considering whether or not to grant consent or impose conditions on a resource consent.

SCHEDULE A - SERVICE INDUSTRIES

1. SERVICE INDUSTRIES

Bakeries and catering depots

Cabinet makers and associated woodcrafts, furniture restoration and upholstery

Commercial artists, signwriting, signmaking and engraving

Dressmaking, tailoring and footwear repairs

Foodstuffs manufacture, processing and packaging **excluding**

- those included in Schedule B
- animal foods manufacture
- bacon and ham curing
- food canning
- grain milling
- malting and brewing
- margarine manufacture
- meat processing works
- milk treatment, processing and production manufacture
- oil (vegetation), oil essence or extract manufacture
- yeast and vinegar manufacture

Funeral parlours and chapels

Garden centres

Hire and storage of vehicles and general equipment

Jewellery manufacture and repair

Laundries, dry cleaning, dyeing and cleaning services

Precision instrument manufacture and repair (including medical, surgical, optical, dental, photographic and electronic equipment)

Printing, publishing, duplicating and associated services

Repair and servicing of household and garden equipment and appliances, electrical goods, motor vehicles, caravans, boats, cycles and motorcycles **excluding**

- general engineering
- fibreglassing
- panel beating
- spray painting
- sand, steam and shot blasting

Studios (including arts and crafts, photographic and recording)

Tradesman's depots (including painters, plumbers, plasterers, glaziers and electricians)

Watch and clock repairs

Any other use of similar nature, being essentially a small scale or local industry use, and which does not detract from the amenities of the locality.

2. OTHER INDUSTRIES

Canvas leather and fur goods manufacture **excluding** - tanning and curing, dressing and dyeing of hides, skins and furs.

Clothing and clothing accessories manufacture

Cosmetic manufacture

Fabricated light metal products manufacture **excluding** - general engineering

Furniture manufacture (excluding joinery)

Household and garden equipment appliances and electrical goods manufacture **excluding**

- concrete products

-
- rubber products
 - nails and wire

Safety equipment manufacture

Textile products manufacture **excluding** - carpet, flet, flock, shoddy and mungo

Tobacco, cigars and cigarette manufacture and packing

Toys and sporting equipment manufacture **excluding** - rubber products

Any other industry of a similar nature which under any conditions does not detract from the amenities of the locality.

3. WAREHOUSES excluding

- those included in Schedule B
- hides, wool, tallow and skins.

SCHEDULE B - INDUSTRIES, BULK STORAGE AND RELATED ACTIVITIES REQUIRING SEGREGATION BECAUSE OF NOXIOUS OR DANGEROUS ASPECTS

Abattoirs and slaughterhouses	Gunpowder manufacture
Acetylene-gas manufacture	Gypsum manufacture
Aerosol packers and manufacture	Hydrochloric acid manufacture
Aluminium alloy manufacture	Incinerator works
Alkali-waste works	Industrial chemical manufacture
Ammonia manufacture	Iron works and foundry
Ammunition manufacture	Knacker yards
Animal by-products manufacture	Lacquer manufacture
Asbestos manufacture	Lamp black manufacture
Battery manufacture	Lead works
Boiler manufacture	Leather tanning
Bearing manufacture	Lime manufacture
Briquette manufacture	Linoleum manufacture
Bisulphide of carbon works	Lucerne dehydration
Boiler makers	Manure (artificial) manufacture
Boiling down works	Meatworks-killing, freezing and packing
Bone crushing	Oil distillation and refining
Bulk storage of asphalt, sand, gravel, tallow, grain, industrial chemicals and scrap metal	Oxygen-gas manufacture
Candle manufacture	Paint, varnish, lacquer etc manufacture
Celluloid works	Paper and pulp manufacturers
Cement-packing bag cleaning works	Petroleum based products manufacture
Cement manufacture	Plastics manufacture
Chemicals manufacture	Pyridine works
Chlorine works	Railway workshops
Coke manufacture	Rubber goods manufacture
Detergent manufacture	Sausage casing manufacture
Distillation of coal, wood and bones	Smelting metals (all types)
Explosive manufacture and storage	Soap manufacture
Fat rendering	Steel works
Fell mongering	Stock yards
Fertilizer works	Stone and mineral crushing
Fibreglass manufacture	Sulphur-chloride manufacture
Fibrous plaster manufacture	Sulphur-dioxide manufacture
Fireworks manufacture and storage	Sulphuric acid works
Fire clay products manufacture	Synthetic fuel manufacture
Fish curing and preserving	Tallow-melting and refining
Fluorine works	Tanning and curing of hides and skins
Fuel oil refining and storage	Tar manufacture, refining, mixing
Fur curing and tanning	Timber treatment
Gas (coal, acetylene, ammonia or similar manufacture)	Turpentine manufacture
Glass manufacture	Varnish manufacture
Gelatine manufacture	White lead manufacture
Glue manufacture	Wool scouring
	Zinc chloride manufacture
	Zinc works

Or any other industry, warehouse, or bulk store that is, or under any conditions may become noxious or

dangerous in relation to adjacent areas.

TOURIST G ZONE

5.1 ZONE STATEMENT

The purpose of this zone is to provide for a range of commercial and service uses in association with tourist accommodation on the Twin Stream fan at Glentanner. The land has been subject to geotechnical investigation which has confirmed it as being suitable for development for the controlled activities. Development constraints to avoid hazards from landslip erosion and flooding have been applied in locating the zone and the building areas, which therefore define areas of minimum or controllable hazard.

Development within the zone is required to comply with environmental standards particularly those expressed by building design and location, vegetation conservation, site suitability and flood risk management plans.

5.2 ANTICIPATED ENVIRONMENTAL RESULTS

- Integration of development with the surrounding natural environment.
- A high level of amenity enjoyed with respect to visitor and residential accommodation.
- Mitigation of the effects of natural hazards.
- Maintenance of indigenous vegetation systems.

5.3 DISTRICT WIDE RULES

The following General Provisions containing District-Wide Rules shall apply in the Tourist G Zone:

- | | |
|--------------------------------------------------------------|------------|
| • Hazardous Substances | Section 10 |
| • Heritage Protection | Section 11 |
| • Signs and Outdoor Lighting | Section 12 |
| • Subdivision, Development and Financial Contributions | Section 13 |
| • Temporary Activities and Buildings and Environmental Noise | Section 14 |
| • Transportation | Section 15 |
| • Utilities | Section 16 |

STATUS OF ACTIVITIES

5.4 CONTROLLED ACTIVITIES

The following activities shall be Controlled Activities provided they comply with all the Standards and Terms listed in 5.4.4.

5.4.1 Visitor Accommodation

5.4.2 Commercial Activities

5.4.3 Residential Activities

5.4.4 Standards and Terms for Controlled Activity

5.4.4.a Location of Buildings

- No buildings shall be located within Area B shown in Map 17A.
- No buildings on the southern side of Twin Stream shall be located within 10m from the site boundaries on the northern side of SH 80.

5.4.4.b Building Height

The maximum height of any building shall be:

- 12m for buildings south of Twin Stream
- 6m for buildings north of Twin Stream.

5.4.4.c Flight Protection Areas

No building, structure, mast, pole or tree or other object shall penetrate any of the approach surfaces, horizontal surfaces and the surrounding conical or transitional surfaces shown on the Planning Maps 54 and 55 and described in Appendix M of this Plan.

5.4.4.d Aircraft

No activity shall involve the take-off or landing of aircraft, other than for emergency services landing and rescues, civil defence, and activities carried out by the New Zealand Defence Force

5.4.5 Matters Subject to Council's Control

5.4.5.a Building design, location and height.

5.4.5.b Colour, cladding and external appearance of buildings.

5.4.5.c Site stability and flood risk hazard within the areas marked A on Planning Map 17A. The construction and erection of any building shall require a non-notified application to Council to demonstrate that proper safeguards have been employed to ensure that any proposed buildings are adequately sited or protected from flooding. As a guide the Council would be seeking a level of flood protection works sufficient to protect development from a 100 year flood event and to contain such a flood within the Twin Stream river channel.

In addition, the method of construction of any building should not be detrimental to the stability of the site on which it is being constructed or the stability of any adjoining site.

Any application in respect of the above must be accompanied by a report from a Registered Engineer, Engineering Geologist or other suitability qualified person to the effect that the protection works proposed to be carried out will serve the purpose intended.

5.4.5.d Landscaping.

5.5 NON-COMPLYING ACTIVITIES

5.5.1 All activities not provided for as a Controlled Activity shall be Non-complying activities.

5.6 ASSESSMENT MATTERS - RESOURCE CONSENTS

Refer Clauses 7.1 and 7.2 for the assessment matters the consent authority shall have regard to in considering whether or not to grant consent or impose conditions on a resource consent.

ASSESSMENT MATTERS - RESOURCE CONSENTS

7.2.a **Flood Mitigation - Floor Heights**

Refer Section 16

7.2.b **Noise**

- i The degree to which excessive noise generation will affect the enjoyment of any public place, business or residential area in the vicinity.
- ii The degree to which the noise contrasts with the characteristics of the existing noise environment in terms of level, duration and timing, and the impact of any cumulative increase.
- iii The nature of measures to mitigate excessive noise levels and the degree to which they are successful.