

## PART 8 - BUSINESS ACTIVITY

CONTENTS.....	PAGE
8.1 CONTENT AND STRUCTURE .....	A3
8.2 RESOURCE MANAGEMENT ISSUES .....	A3
8.3 RESOURCE MANAGEMENT OBJECTIVES AND POLICIES .....	A4
8.4 RESOURCE MANAGEMENT STRATEGY .....	A5
8.5 IMPLEMENTATION .....	A10
8.6 THE ZONES .....	A13
8.7 RULES : ACTIVITIES .....	B9
8.8 RULES : DEVELOPMENT CONTROLS .....	C13

### Note re Page Numbering

For the purpose of page numbering this Part has been divided into subsections. This assists with the production of updated sections of the Plan for subscribers. It is also in keeping with the format of the on-line version of the Plan.

Page numbering is sequenced as follows:

Page A1, A2, A3 etc

Page B1, B2, B3 etc

Page C1, C2, C3 etc

Page D1, D2, D3 etc

### Plan change annotations - key



Indicates where content is affected by proposed plan modification x.  
Refer to plan modification folder or website for details.



Indicates where the content is part of plan modification x, which is  
subject to appeal.

Underlined content to be inserted.

~~Struck through~~ content to be deleted.





## PART 8 - BUSINESS ACTIVITY

### 8.1 CONTENT AND STRUCTURE

The Plan recognises that:

- Business activity (retail, commerce, manufacture, processing) has lately exhibited particularly striking changes which must be provided for in the Plan;
- Business investment represents a significant physical resource in terms of plant, building, land and infrastructure which merits appropriate resource management to achieve its most effective use and development;
- Business activity, through its effects, can seriously impact on the quality of the environment. Measures must be adopted in the Plan to remove, reduce or mitigate these effects;
- Business activity is most pronounced in the Central Area. This commercial resource has special qualities of scale, intensity, character and function;
- The Central Area is considered as a separate but integrated Section of the District Plan (see PART 1 - DISTRICT PLAN STRUCTURE for an explanation);
- Business activity in less obvious forms occurs in most parts of the district, eg areas identified in the Plan as residential and open space zones. Such activity is dealt with appropriately in the respective parts of the Plan.

This Part is presented as follows -

- **Resource Management Issues**

This outlines the significant resource management issues concerning business activity within the district.

- **Resource Management Objectives and Policies**

This outlines how this Part of the Plan intends to deal with the identified business activity issues.

- **Resource Management Strategy**

This outlines the strategy for managing activities and development within a variety of business zones and explains the reasons for the management approach, together with the anticipated results.

- **Implementation**

This outlines methods adopted to meet the objectives, policies and strategy for the business zones.

- **Zones**

This outlines the nine different business zones adopted by the Plan and explains their application.

- **Activities**

This specifies the rules required to implement the policies by regulating or allowing certain activities to give effect to the business resource management policies.

- **Development Controls**

This specifies the development control rules which the Plan adopts to ensure that the actual or potential effects of activities within the business zones do not adversely effect the environment.

### 8.2 RESOURCE MANAGEMENT ISSUES

The Plan must create a resource management approach which enables business to respond to new opportunities and changing market circumstances, and which addresses the following issues:

- The need to remove distinctions between industrial and commercial activities where planning distinctions are inappropriate;
- The need for Plan provisions which address the effects of business activities, and which identify acceptable environmental outcomes;
- The need to secure the sustainability of viable existing centres while providing for new retail activity opportunities;
- The need to provide opportunities for new comprehensive developments for business centres;
- The need to provide suitable locations for specific industries and for those which require separation;
- The need for transitional measures which promote and encourage suitable alternative use of redundant industrial land;
- The need to ensure that business activities cater for their particular transport requirements.

The objectives and the policies in regard to these issues are set out below.



## 8.3 RESOURCE MANAGEMENT OBJECTIVES AND POLICIES

### 8.3.1 OBJECTIVE

*To foster the service, employment and productive potential of business activity while ensuring the sustainable management of the natural and physical resources of the City.*

#### Policies

- By providing flexibility for businesses through the establishment of a comprehensive range of business zones which allow a wide range of business and other activities.
- By providing and maintaining different standards of amenity for business activity throughout the City.
- By restricting new development to that which can demonstrate an efficient and appropriate use of existing infrastructure or which can provide for its own infrastructural needs.
- By requiring new development over a certain scale to undertake an environmental assessment of the likely effects of the proposed development in terms of the Schedule of Effects described in [PART 4 - GENERAL PROVISIONS AND PROCEDURES](#).
- By providing information and regularly monitoring business controls to ensure they continue to achieve their stated purpose.
- By offering incentives for the comprehensive redevelopment of large, vacant, under-utilised or derelict industrial sites within the Isthmus.
- By recognising the valuable physical resources, in terms of infrastructure and commercial and community facilities and services as a whole, within the City's existing commercial centres.

### 8.3.2 OBJECTIVE

*To ensure that any adverse effect of business activity on the environment is avoided or reduced to an acceptable level.*

#### Policies

- By applying controls which protect and enhance environmental values, public safety and amenity values.

- By applying controls which impose limitations on the use, storage and handling of hazardous substances for environmental and safety reasons.
- By applying measures to all business zones in order to avoid or minimise air, water and soil pollution.

### 8.3.3 OBJECTIVE

*To ensure that community values are recognised and balanced against the maintenance of public and private interests.*

#### Policies

- By encouraging community involvement in the development of individualised Centre Plans or Growth Area Structure Plans for existing commercial centres, which identify and foster the special characteristics of these centres and provide for parking and amenity improvement programmes.
- By requiring new development over a certain scale to undertake an environmental assessment of the likely effects of the proposed development in terms of the Schedule of Effects described in [PART 4 - GENERAL PROVISIONS AND PROCEDURES](#).
- By recognising the valuable physical resources, in terms of infrastructure and commercial and community facilities and services as a whole, within the City's existing commercial centres.
- By applying urban design rules, criteria and guidelines to development within specified town centres and in Intensive Corridors in order to encourage quality retail, employment, and mixed use environments.

### 8.3.4 OBJECTIVE

*To provide for the safe, economic and convenient movement of people and goods within the business zones.*

#### Policies

- By requiring adequate off-street parking and loading facilities to ensure that the capacity of the roading system is not unduly reduced, and that activities are sufficiently accessible to ensure their operation.
- By requiring new development over a certain scale to undertake an environmental assessment of the likely effects of the proposed development in terms of the Schedule of Effects described in [PART 4 - GENERAL PROVISIONS AND PROCEDURES](#).



- By requiring financial contributions in accordance with [PART 4B - FINANCIAL CONTRIBUTIONS](#).

## 8.4 RESOURCE MANAGEMENT STRATEGY

### 8.4.1 NEW OPPORTUNITIES

Business activity and development is variable and dynamic. More than any other activity within the district, the direction and impact of business activity in the next ten years is expected to change and diversify. The Plan is faced with the challenge of creating flexibility and opportunity to assist business enterprise to react positively to this change. This will sustain a healthy and diverse economy while ensuring that the quality of the district's environment and its community values are protected.

To a large extent the market is relied on to indicate the best locations for business activity. However, in the context of the Act, and its directive to promote 'sustainable management' of the district's natural and physical resources, the Plan's function is to determine parameters within which business activity can establish and develop.

Changed trends in business practices have led to a blurring of the distinction between industrial and commercial activity. Personal mobility has increased. The result is a need for a new approach to business activity in the Plan.

### 8.4.2 DISTINCTIONS REMOVED

The Plan no longer generally follows the practice of separating industrial and commercial uses into distinct and separate zones. While the zoning technique is retained, business zones are adopted which reflect a certain level of scale, type and intensity of activity, and a certain quality of amenity. To a large extent the commercial and industrial zones of the past have been replaced with mixed-use business zones. Within these a wide range of activities are permitted. These zones are distinguished according to their location (proximity to residential zones), quality of amenity, scale (high intensity through to low), and function (retail/office emphasis through to an industrial emphasis).

These mixed-use zones do not signal unrestricted business development throughout the Isthmus. Instead they represent a considered approach to the form and location of business activity. While the Plan has moved away from the traditional concept of a hierarchy of business centres, the Council still considers that in certain areas of the City a higher intensity of business activity can be sustained, due to the existing levels

of intensity and infrastructure. Likewise other areas of the City are more appropriate for less intensive activities.

### 8.4.3 ENVIRONMENTAL OUTCOMES

The business zones are based on different levels of development intensity rather than on different types of activity. The intensity levels for permitted activities in each zone have been determined having regard to:

- the built and natural environment;
- the existing public infrastructure;
- the activities occurring in adjacent zones;
- the function of the particular area.

Beyond these levels some activities within a particular zone may generate a range of effects that cannot be easily dealt with by standard zone provisions. A resource consent will be required in these cases. Applications will be considered against criteria that reflect the environmental and amenity concerns of the particular business zone.

The provision of attractive and efficient locations for business activity is essential to the encouragement of business growth. Therefore areas of different amenity are identified in the Plan. Generally, a high level of amenity is encouraged within the business zones. However, because not all business operations need such amenity, limited provision is made for areas of lower amenity throughout the district. The level of amenity within an area is determined by its particular physical and natural qualities and characteristics that contribute to the community's appreciation of the area's pleasantness, aesthetic coherence, cultural and recreational attributes. This may include the visual appearance and the spatial extent of the built environment; the provision or lack of landscaping and open space; the existence of pedestrian amenity; and the provision and ease of vehicle access and circulation.

### 8.4.4 EXISTING CENTRES

On the Isthmus the existing commercial centres provide those locations where traditionally the most intensive commercial activities have congregated. These existing centres represent considerable investment not only because of the infrastructure within them, but also because of the commercial and community services and facilities, and the street and landscape improvements they may contain. It would be costly in terms of the investment in infrastructure and services to replicate, lose or to allow under-utilisation of the resources of such centres. In the context of sustainable management these existing commercial centres are a valuable physical resource.



## PART 8 - BUSINESS ACTIVITY

The Plan's aim of providing increased choices in location for a wide range of business activities, including retailing, could be seen as a threat to the viability of these existing centres because it provides increased opportunities for new commercial activity to locate outside of those centres. However in any major urban area physical changes in the built environment, including the growth or decline of centres as well as the development of new centres and facilities, are a necessary and natural result of dynamic changes in technology and in community size, character and needs. The Plan's provisions for the Business zones aim to allow for such evolution and change while avoiding excesses and the loss of amenity and convenience for the community.

### Centre Plans and Growth Area Structure Plans

To achieve this the Plan adopts a two-pronged approach. The first part of the approach seeks to foster the continued competitiveness and attractiveness of existing viable centres by encouraging initiatives from the community to prepare Centre Plans. Centre Plans will provide for improvements and incentives to strengthen existing centres to be competitive with new developments and to maintain their usefulness as focal points for community activity. The District Plan recognises that similar issues arise in areas identified as centres for growth, in response to the need to manage the future growth and change of such centres. In some cases competitiveness, attractiveness and growth pressures need to be managed.

Viable existing centres are those which provide a strong community focus for surrounding areas. This may be evidenced by the existence of community facilities, such as Citizens Advice Bureaus, Plunket; or the existence of business groups etc. Customers are drawn to these centres because of the dominance of retailing activities. The infrastructure of these centres, which includes roading, utilities, public areas, footpath and landscape improvements often represents considerable public investment.

The Plan provides that the business and community groups of a particular centre can initiate a planning partnership with the Council to enable the development of an individual planning approach to the centre. It is intended that Centre Plans will emerge over time in response to community initiatives and concerns. Growth Area Structure Plans for town centres and adjoining mixed use will be initiated by Council as a response to the outcomes of community consultation processes conducted as part of plans developed to implement Auckland's growth strategy.

Both Centre Plans and Growth Area Structure Plans will identify the specific amenity values of the centre, specify where special development controls may apply, and indicate where private and public investment in infrastructure, street and landscape improvements is needed. They may involve the implementation of economic instruments to achieve the specific aim of the Centre Plan and Growth Area Structure Plans.

The Plan's aim is to encourage both businesses within existing commercial centres, and the communities they adjoin, to become actively involved in the achievement or maintenance of a viable and healthy centre environment. In this way the Plan anticipates that existing centres will provide attractive locations not only for existing businesses and their clients, but also for new commercial activity. This should lead to the consolidation of existing centres and to a better utilisation of the existing physical resources.

A safety assessment will be a primary consideration in the development of Centre Plans. Refer to Clause [6.2.10 SAFETY](#).

### New Development

The second part of the approach seeks to facilitate and manage new development in a way that is flexible and which provides opportunity for initiative and competition, in response to emerging community needs and new technology, while avoiding or mitigating potential significant adverse effects. To ensure that significant adverse effects are avoided or mitigated, developments over a specified scale which have the potential to generate large numbers of customers or clients are assessed to determine their potential impact on the environment and the amenity of the surrounding area.

In addition, new development over the specified scale and outside of the existing Business 2, 3 or 8 zoned centres, which contains retailing, will be assessed to ensure that significant adverse effects on these centres do not occur which cannot be avoided or reduced by mitigation measures and/or by positive effects arising from the new development. Small scale new development located in close proximity to existing centres are not subject to an assessment of effect on the existing centre because it is considered that such development will not have a significant adverse effect.

Competition arising from new business activity locating away from existing centres is not, in terms of resource management, an adverse effect. The assessment of whether a new development will have a significant adverse effect on an existing centre will take into consideration the economic and social effects of the new development on the facilities and services in the existing centre; effects on the infrastructure supporting or servicing the existing centre; effects on private and public transport patterns; and effects on the overall availability of commercial and community services and facilities in the area.

Depending on the particular nature of the new development, a range of effects may arise and these may be either positive or negative, or both. The assessment process is designed to carefully weigh up the overall effects of the new development, considering positive benefits and negative impacts and any mitigation measures which may be available, in order to ensure that sustainable management of resources, in terms of Section 5 of the Act will be achieved.



### 8.4.5 COMPREHENSIVE DEVELOPMENT

The Plan provides both increased flexibility and substantial opportunity for new development within its business zones. Consolidation of existing centres is preferred but the expansion of a particular centre or zone through the rezoning of non-business zoned land to a Business zone will be considered where a proposal can meet specified criteria. In addition, there may be instances where a location outside a business zone is more appropriate having regard to the particular needs of a proposal. Within the business zones development within a defined floor area range is deemed a discretionary activity and is assessed accordingly. But beyond that range, and in zones other than business zones, any new development is more properly considered comprehensively. Therefore, the Plan adopts a floating zone technique which provides for the integrated establishment and continued orderly development of a proposal, while allowing flexibility in the choice of location and development controls. The zone will be applied only after a development proposal has been tested against defined criteria, which pay particular attention to the impact of the proposal on the environment, including the effect on the physical resource of existing commercial centres.

### 8.4.6 INDUSTRIES

While the mixed-use zones will cater for the majority of industrial activities it is still necessary to provide particular locations for industries which require separation from other activities (eg heavy or noxious industry) or which are site specific (eg quarry operations). Concerns peculiar to those activities will be recognised through the application of special zonings. Heavy or noxious industry in particular will be confined to the traditional heavy industrial areas of the district.

Facilities using or storing hazardous substances are also likely to congregate in these areas as the levels of hazardous substances permitted will be higher than in other zones of the district. Because it is unlikely that any further land will be available for heavy/noxious activities in the future and due to inherent safety concerns, the zone will provide only limited opportunity for the establishment of other activities.

Several quarry operations exist within the district. The deposits concerned are acknowledged as scarce and valuable regional resources. The Plan's aim is to facilitate the extractive operations and allied activities while providing environmental and amenity safeguards. The quarry activities are regarded as finite and the Plan intends the eventual redevelopment of the sites for suitable urban uses.

### 8.4.7 CUMULATIVE EFFECTS

Section 3 of the Act requires the Council, when considering the effect of an activity, to consider amongst other things the cumulative effect of the activity.

A cumulative effect is an effect relating to a particular activity which may emerge or be manifested differently over time, or may only be of significance when in combination with other effects of the activity. It may be an effect which arises from the activity in question in conjunction with other activities already consented to or taking place.

The determination of when a cumulative effect begins to have an adverse effect on the environment (and consequently when there is a need to control this effect), is one of the more difficult matters that the Plan will have to deal with over the planning period.

The type and extent of cumulative effects which may occur as a result of any development will vary enormously across the district because of the wide variation of existing environmental factors including the character and intensity of existing development, and the existing traffic situation. That makes it difficult to determine the point at which an assessment of cumulative effects should be required. The approach taken in the Plan is to specify a scale of activity in an area which, when reached, triggers a requirement to assess whether or not potentially adverse cumulative effects may arise from a proposed activity. The Plan also specifies the criteria which will be used during any assessment of cumulative effect.

Within particular areas, circumstances may combine over time which at some point result in the effect(s) of a particular activity reaching a threshold beyond which the environment is adversely affected. It is likely, though not inevitable, that activity effects which have the most potential to reach or exceed such thresholds will be those that relate to amenity value matters such as access, capacity of roads, the effect on existing centres; or to natural resource issues such as air, water and soil quality, use of hazardous substances and coastal protection. Thresholds may be reached by either the establishment of one particularly large activity in an area or by the establishment of several units of the same activity in an area which generate the same or similar effects (eg the effects of three operating units may not reach the threshold level but the establishment of a fourth unit in the same area may).

The concept of cumulative effect introduces a situation where those activities which establish first in a particular area are favoured. The concept moves away from traditional planning thought which approached each new activity or development on its individual merits, and treated it accordingly. Under the cumulative effect approach, an activity may be restricted or excluded from a particular area



## PART 8 - BUSINESS ACTIVITY

because of its timing - ie it is the fourth activity of its type in an area and the particular cumulative effects threshold for the activity in that area can only accommodate three such activity units.

### 8.4.8 TRANSITIONAL MEASURES

Because of changing technology or the current economic climate, several large tracts of industrial land at present lie under-utilised, vacant or derelict. The existence of vacant industrial sites is not of resource management significance. These can provide future development opportunities for business activity. However where large tracts of land exist, particularly with disused or derelict buildings, overseas experience indicates that environmental and social blight can follow. Although not at the same scale as overseas examples, problems with contamination, the difficulty of removing large physical structures and foundations and the existence of under-utilised or idle infrastructure combine to make redevelopment difficult and economically unattractive. In order to encourage the proper and considered redevelopment of such sites the Plan introduces a process (the transition zone), by which the Council will offer incentives, either through flexible development controls, infrastructure upgrading or financial incentives. This process is subject to specified criteria and development must occur within a defined time frame. This process should assist suitable proposals for the redevelopment of large tracts of such land.

### 8.4.9 TRANSPORT

Transport, both public and private is an important factor in the efficiency and convenience of the district and is reflected in business location decisions and land use patterns. Traditionally, commercial activities have located along arterial roads in response to the public transport system which served those routes. Typically, because of the reliance on public transport, these commercial centres provided inadequate off-street parking. As a result, with increasing mobility and private vehicle usage, these areas are experiencing congestion and parking problems especially at peak times. This situation is expected to become worse as the Isthmus' arterial road network is required to accommodate a greater share of future traffic growth. Limited access from the arterial roads will be required for any redevelopment of these centres. Adequate off-street parking and service facilities away from the road frontage must be provided. The intensity of development may be limited.

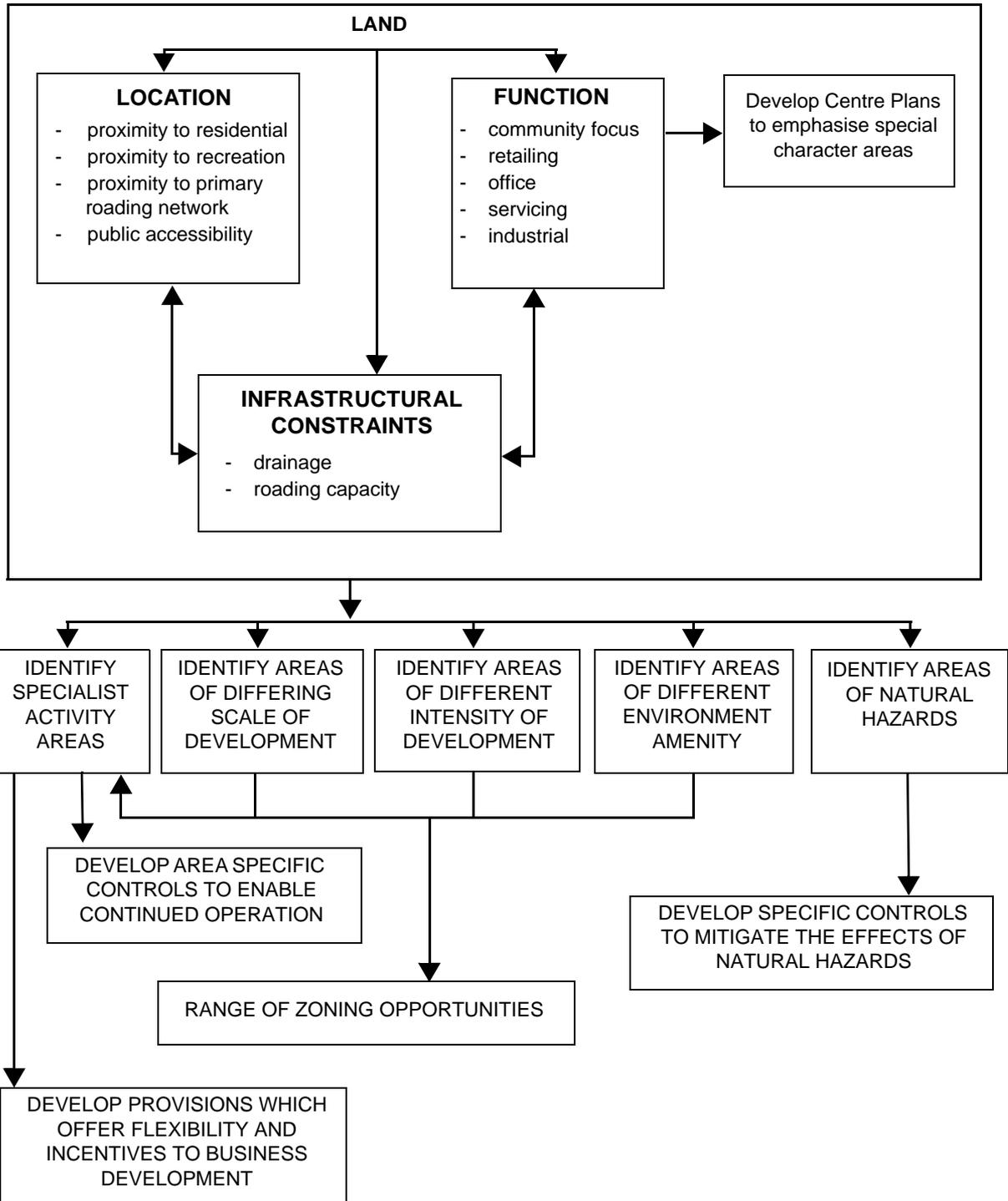
Where traffic and parking problems in existing centres cannot be satisfactorily resolved, dispersal of business activity to areas where these problems are not an issue may be appropriate.

In all business zones, the efficient and safe movement of vehicles and goods is seen as an important prerequisite to

encouraging business growth as well as to maintaining the amenity of certain zones. Therefore the provision of adequate off-street parking and efficient loading bays will be required for all activities. In areas where it is considered that the capacity of adjacent roads may be adversely affected by a particular activity, the Plan will take steps to ensure that proper consideration is given to the effect of traffic generated by that activity.



Figure 8.1 - Business Activity Zoning Process



## 8.5 IMPLEMENTATION

### 8.5.1 PLAN METHODS

#### 8.5.1.1 ZONING

The distribution of business zones has been determined in terms of levels of scale, intensity, location, amenity and function. Figure 8.1 identifies the process undertaken to determine where the different zones apply. Exceptions to this approach occur where the Plan seeks to make specific provision for activities with specific locational needs, (eg quarry operations) or where it seeks to provide flexibility and incentives for new development, (eg the floating zone technique).

Consolidation of existing business centres and zones is preferred. Suitable extension to centres is available under the Business 8 zone provisions which permit comprehensive development. Small scale extensions may be appropriate in certain business centres or zones. The Council will entertain proposals to rezone land to one of the Business 1-5 zones where:

- such land adjoins existing business zoned land and will not result in a centre being bisected by a major arterial road;
- the site can accommodate a conforming development (including parking) in terms of the provisions of the proposed zone;
- it can be demonstrated that there is either no alternative suitably zoned land within the existing adjacent centre or zone or that such land is unavailable or in a location that renders it unsuitable for the proposed activity;
- the amenities of any adjacent residentially zoned land are protected from any significant adverse effects of the proposed activity;
- where relevant the proposed rezoning would meet the requirements of [PART 5E - HAZARDOUS FACILITIES](#) facilities;
- the site must be of adequate size and be located such that any potential traffic effects are avoided;
- the proposal has been assessed in terms of the Schedule of Effects in [PART 4 - GENERAL PROVISIONS AND PROCEDURES](#) of the Plan.

#### 8.5.1.2 ACTIVITIES

In order to facilitate and encourage economic growth, the Plan provides increased flexibility in the range and location of activities within the business zones. Not only is a wide range of business activities permitted in most zones but residential, community and recreational activities are also

permitted. This flexibility is tempered by the need to ensure that the effects of any activity do not adversely impact, or have the potential to adversely impact on the environment of a particular area of the City. In some instances the adverse effects of an activity may be avoided, reduced or mitigated if certain processes or business practices are adhered to; in other instances, distancing the activity from sensitive areas or reducing the scale and intensity of activity may serve the same purpose.

The actual or potential effect of a particular activity may also be reliant on the amenity the specific business zone is designed to achieve. Therefore limitations may be placed on an activity in the form of either a resource consent or development controls, in order to ensure that any adverse effect of that particular activity on the amenity of a specific business zone is avoided, reduced or mitigated.

The use of artificial lighting on business zoned land can have a significant adverse effect if light spill and glare impacts on adjoining sites. In general the use of artificial lighting is controlled by the methods outlined in [Clause 4.6 ARTIFICIAL LIGHTING](#) of the Plan. However where the illuminance of the artificial lighting exceeds 150 lux at ground level additional control and assessment is considered necessary in order to ensure that any adverse effect is avoided, reduced or mitigated. Therefore the use of artificial lighting, on business zoned land, which produces an illuminance over 150 lux at ground level is a discretionary activity in the business zones.

#### New Development Opportunities

The effects of some new developments or activities may not be adequately catered for by standard zone provisions. Such situations are likely to arise when -

- i) the activity is not specified in the Plan; and its effects are uncertain.
- ii) the particular activity is of a scale and/or intensity that factors such as
  - traffic generation and the capacity of adjacent roads to cater for this generation;
  - the scale and dominance of buildings;
  - the impact a development may have on the environment (including the physical resources of existing commercial centres);
 can contribute to an accumulation of effects which need special control or consideration.
- iii) the accumulation of similar or the same activities in proximity to each other within a defined area, may generate either actual or potential adverse effects on the natural environment and/or the amenity values of the particular area.



The Plan deals with the above by introducing various processes by which the effects of these three types of situations can be considered.

#### i) **New Activities**

The first situation may introduce new effects into a zone. While it may appear that the new activity meets all the development controls for the zone, the unfamiliar characteristics of the activity require an assessment to determine their impact on the environment. Therefore, in the Business 1-6 zones any activity not otherwise nominated in Clause [8.7.1 ACTIVITIES IN BUSINESS 1,2,3,4,5,5A AND 6 ZONES](#) as a permitted, controlled or discretionary activity and which meets the development controls for the zone, will be assessed as a discretionary activity.

#### ii) **Scale**

The second situation is likely to involve developments which include retail, office, entertainment facilities, travellers accommodation, community facilities or a mixture of these. These activities at a certain scale or intensity may have an adverse effect on the natural environment, the amenity values of an area, or the physical resources of existing commercial centres. The Plan classifies such activities over a particular scale as discretionary within the majority of the Plan's business zones (the threshold effect rule). A resource consent will be required prior to the establishment of the activity.

The criteria used to assess these threshold effect activities focuses on two types of effects. These effects relate to:

- impact on the surrounding area;
- impact on existing commercial centres on the Isthmus.

All activities subject to the threshold effect rule have the potential to adversely affect the surrounding area due to their scale and intensity. Retail premises also have the potential to adversely affect existing commercial centres on the Isthmus but only when they are located in the business zones not applied to the traditional commercial centres (ie the Business 4 and 5 zones).

Retail activity is the main attractor to many existing commercial centres. The location of a large development containing retail premises in a Business 4 or 5 zone may adversely affect an existing commercial centre if sufficient numbers of people are attracted away from it by the large development. Such an effect is unlikely to occur as a result of the location of the other threshold effect activities in the Business 4 and 5 zones. As a result, while general assessment criteria are applied to all activities identified in the threshold effect rule, additional specific criteria are applied to developments containing retail premises in the Business 4 and 5 zones.

Due to the lack of in-depth data on alternative methods the Plan has adopted a gross floor area method to determine the thresholds beyond which a development is subject to the resource consent procedure. The floor area limits differ between the business zones and reflect the scale, level of intensity and function of each of those zones. For example in a high intensity mixed use zone, a higher level of gross floor area is achievable as a permitted activity. It is acknowledged that the use of the gross floor area figure as a means of establishing the threshold will not always be entirely satisfactory. The threshold floor area is seen merely as an indication of when the assessment procedure is set in train rather than an indication of whether an activity is acceptable or not. Over time as a result of careful monitoring and the collection and assessment of data it is intended that this approach may be further refined.

#### iii) **Accumulation of Effects**

The third situation refers to where activities may have the potential to generate adverse cumulative effects either by the congregation of one or two large activities in an area; or by the congregation of several units of the same or similar activity in an area which generate the same or similar effects. Beyond a certain scale or congregation particular activities could either adversely effect the natural environment in terms of noise, air and water emissions, and the use, storage and transport of hazardous substances; or adversely effect the amenity values of a particular area in terms of traffic congestion, scale and visual amenity or the effect on physical resources of existing commercial centres.

Where activities have an effect on the natural environment the thresholds which identify whether an adverse cumulative effect has occurred will depend largely on the environment of the particular zone or area and the desired environmental outcomes for the City's natural resources given in [PART 5A - NATURAL RESOURCES](#). Where activities impact on amenity values, it is often the intensity and scale of activities and their location in areas not accustomed to such intensity and scale (ie the Business 4 and 5 zones) which leads to the potential for an adverse cumulative effect. Therefore in the Business 4 and 5 zones a maximum gross floor area for those activities within a defined area (1km radius) has been set. This threshold may be reached either by one or two large activities or by a number of smaller activities. As with the threshold situation described above, the gross floor area figure and the defined area of a 1km radius are not decisive in determining acceptability. They merely present the trigger for an assessment process to determine whether or not an adverse cumulative effect may be expected and requires controls.

An assessment of whether activities have an adverse cumulative effect forms part of the criteria against which the threshold related discretionary activities are assessed.



## PART 8 - BUSINESS ACTIVITY

Where an adverse cumulative effect is identified the process does not necessarily prevent the activity from establishing in the area. Rather, while refusal may result it is more probable that the activity will be required to undertake certain steps to either reduce or mitigate the adverse effect, (eg by a change in business practice; providing financial contributions to construct traffic control mechanisms to mitigate traffic congestions).

In each of the three types of situations outlined the Plan is concerned to ensure that any adverse effect is avoided, reduced or mitigated. In the second and third situations the concern is to ensure that an area zoned to cater for a particular type of business activity and its effects, which does not require or want high amenity surroundings, does not come under pressure to upgrade because of a very large higher amenity development seeking to locate in it or by the cumulative effect of several small higher amenity activities grouped together within the area. Where this does occur it is more appropriate to consider a change to the Plan to rezone the site to a zone which can better cater for the effects of the activity. Therefore a maximum floor limit is placed on all such developments which require resource consent. Beyond this maximum floor limit, for the development to proceed, an applicant must follow one of two options. The first is to apply for a non-complying activity resource consent. The second is to request a change to the Plan to apply the Business 8 zone to the applicant's site. This latter option which would facilitate a comprehensive and integrated development is favoured by the Council.

### 8.5.1.3 DEVELOPMENT CONTROLS

In the business zones, development controls are imposed in order to ensure that the actual or potential effects of activities do not adversely affect the environment. These controls can be identified as falling into three main categories.

- Environmental Controls - these place limits on activities due to concern over the effect on natural and physical resources eg water, soil, air, infrastructure.
- Amenity Values - these seek to protect those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes.
- Public Health and Safety Constraints - these seek to ensure that basic levels of public health and safety are achieved.

The application of the development controls differ between the business zones, and reflect the objectives and policies each zone is designed to achieve. The desire for flexibility in order to encourage business growth has resulted in the imposition of minimal controls within many of the zones. However the Plan seeks to maintain two important aspects - a basic environmental level within all business zones

(through the application of defined environmental outcomes), and the protection of amenity values along the interface between the business zones and the residential and open space zones.

### Centre Plans

In order to encourage and facilitate individual business centre's initiatives, the Plan introduces the concept of Centre Plans.

These Centre Plans will represent an individual planning approach for each centre and will identify matters such as separate rating districts for parking, main street programmes, amenity improvements, infrastructure and requirements, the relaxation in certain instances of standard activity and development controls, and the imposition of special controls to maintain acknowledged community or heritage features.

Centre Plans will usually be applied to business centres zoned Business 2 or 3 but may also be applied to land zoned Business 4, open space and residential where such land forms part of the identified business centre. This will be to ensure that the planning approach developed in a particular Centre Plan is comprehensive and encompasses all aspects of the business centre.

The Plan envisages that Centre Plans will be developed by the Council in conjunction with the business and community groups of a particular centre. The initiative for commencing this work will come from the business or community groups who should approach Council with a proposal to develop such a Plan. One catalyst for such an approach may be a centre's involvement in a Mainstreet programme which is a separate and different process. Mainstreet programmes can highlight the need for Council intervention in the form of regulatory control or capital works programme but it is the Centre Plans which will provide the statutory ability to provide such measures. While there are no particular circumstances relating to a centre which must exist before the Council will agree to work with the group(s) there is the expectation that the group(s) must be prepared to commit, and have available, resources to enable a co-ordinated and combined approach to the Centre Plan.

Growth Area Structure Plans will be initiated by Council as a response to the outcomes of community consultation processes conducted as part of liveable community plans developed to implement Auckland's growth strategy. The implementation of a structure plan draws on the extensive public and community consultation that is part of developing a liveable community plan, to identify community values and concerns. The latter are to be addressed in part through the District Plan, but also through other actions set out in the liveable community plan and supporting documents.

Once a Centre Plan or a Growth Area Structure Plan is developed it will be notified as a Plan change and through that process be incorporated as part of the District Plan. Due to the changing needs of communities over time, Centre



Plans or Growth Area Structure Plans are seen as being dynamic. Therefore the Plan will incorporate additional Centre Plans or Growth Area Structure Plans as communities indicate a need for these, while existing Centre Plans or Growth Area Structure Plans will be progressed and refined over the planning period.

#### 8.5.1.4 FINANCIAL CONTRIBUTIONS

The Council is permitted under Section 108 of the Act to take financial contributions for any purposes stated in the Plan. Financial contributions are used extensively in the Plan in the management of business development and activities for the following purposes:

- Public Amenities in the Business 2 and 3 zones;
- Infrastructure;
- Environmental Protection including protection of coastal areas;
- Heritage Protection;
- Parking.

Financial contribution may take the form of cash, land, works and services or a combination of these.

Where a financial contribution is required it will in general be obtained as a condition of a subdivision or land use consent.

Financial contributions for public amenity purposes will mainly be required only from business development in the Business 2 and 3 zones. In these zones, the requirement for a financial contribution for public amenity purposes is imposed as a condition of a permitted activity. Financial contributions for infrastructure, environmental and heritage protection and for esplanade reserves may be required as a condition of a land use or subdivision consent on activities and development in all business zones.

Reference should be made to [PART 4B - FINANCIAL CONTRIBUTIONS](#) of this Plan to gain an understanding of the application of financial contributions to business development on the Isthmus.

#### 8.5.1.5 OTHER METHODS

The Act requires the Council to consider alternative methods of achieving the purposes of the Act in addition to Plan rules. For these alternative methods see [ANNEXURE 1](#).

## 8.6 THE ZONES

### 8.6.1 BUSINESS 1 ZONE

#### 8.6.1.1 OBJECTIVES AND POLICIES

In addition to the objectives and policies of [CLAUSE 8.3](#) the objectives and policies for this zone are:

##### (a) Objective

*To provide for small scale and local business activity within residential areas.*

##### Policy

- By recognising the existence of small business centres which contain local retail, service and office activity.

##### (b) Objective

*To provide for the beneficial and economic occupancy of existing buildings.*

##### Policies

- By providing for a wide range of business and non-business activities.
- By facilitating the conversion of existing premises to residential use.

##### (c) Objective

*To ensure that any adverse environmental or amenity impact of business activity on adjacent residential or open space areas is prevented or reduced to an acceptable level.*

##### Policies

- By adopting controls which limit development to that of a similar nature and intensity as that of adjacent residential and open space zones.
- By requiring acceptable noise levels at the interface between residential zones and business activity.
- By adopting controls which seek to protect residential zone privacy and amenity.

##### (d) Objective

*To provide a degree of pedestrian amenity along the main retail frontage.*

##### Policy

- By requiring the provision of verandahs.



### 8.6.1.2 ZONE STRATEGY

The Business 1 zone is applied to existing small centres which can be found through out the residential areas of the City. They principally function to satisfy local retail and service needs. These traditional shops, typified by a collection of 3-12 commercial units, were prevalent prior to the mid 1960s. Changes in retailing practice since then have resulted in a decline in this form of retailing. To remain viable many of these small blocks have diversified in function and activity. Some are now locations for specialised small-scale business activity, eg antiques. However the viability of some of these blocks remains uncertain.

Other Business 1 zone centres have developed their own special character. In particular, Mission Bay now features modern entertainment facilities and a variety of restaurants. The range of activities provided for in part of the Business 1 zone area at Mission Bay reflects that character.

The Plan recognises these centres because the Council is concerned to ensure that the accumulated effects of several business units grouped together, do not have a detrimental impact on the environment and on adjacent residential areas. The Plan also acknowledges that these centres offer convenience and accessibility to business activities for certain sectors of the community which have limited mobility. They also provide opportunities for small scale business.

However, where these centres are no longer viable it is considered that they may be more appropriately used for other activities, especially residential uses. Therefore while the Plan provides flexibility in the type of activity which may locate in these centres, in the long term it envisages the return to residential use (and a subsequent residential zoning) of less viable centres. In order to encourage this transition to residential, where a comprehensive proposal is put forward for the redevelopment of all or a substantial proportion of such a centre to residential, the Council will consider the provision of incentives for the duration of the construction process, subject to the following criteria:

- (a) The redevelopment is to meet the discretionary criteria for 'residential units' (CLAUSE 8.7.3.3 ADDITIONAL CRITERIA FOR SPECIFIED ACTIVITIES);
- (b) Where not all of the centre is included in the proposal, the applicant must demonstrate adequate screening of the boundary between the remaining business zone's sites and the proposed development's site;
- (c) The length of time envisaged for the construction period must be established. The Council may use this to impose time limits on incentives granted.

#### Expected Outcomes

Although the Business 1 zone is applied at present to a large number of small scale commercial centres where retailing is still largely the dominant function, it is expected that over

time the number and function of these centres will decline and alter. The amenity of these centres will be compatible with adjacent residential areas. This will be reflected in a gradual shift in the activity within many of these centres to a mixed residential and business use and in some to solely residential. In this latter situation rezoning to residential will be the eventual outcome.

Those centres which maintain their viability as retail centres will be those that either find a particular niche in the specialty market, eg antiques and secondhand goods; or which provide convenience and comparison retailing for areas with a less mobile community or which are not as well served by the larger comprehensive centres. Other centres will become locations for small scale business operations.

## 8.6.2 BUSINESS 2 ZONE

### 8.6.2.1 OBJECTIVES AND POLICIES

In addition to the objectives and policies of Clause 8.3 the objectives and policies for this zone are:

#### (a) Objective

*To provide for retailing, office and commercial service activity at a medium intensity suburban level.*

#### Policies

- By recognising through zoning, existing suburban retail and business centres.
- By permitting a wide range of business and non-business activities within these centres.

#### (b) Objective

*To recognise the importance of the main retail frontage in maintaining the pedestrian amenity of these areas.*

#### Policies

- By identifying the main retail frontage of centres and applying measures which seek to reinforce it.
- By requiring the provision of verandahs.
- By providing bonuses in floor area for new developments, where specified pedestrian facilities are provided.

#### (c) Objective

*To encourage business and community groups to become actively involved in identifying the specific character of individual centres and the future direction of them.*



**Policy**

- By introducing the concept of Centre Plans for individual centres where sufficient interest and support is given by the business sector and the community.

**(d) Objective**

*To acknowledge the role of suburban centres as a focal point for community interests and activities.*

**Policies**

- By providing for the establishment of community uses and support services.
- By recognising that the physical resources of existing viable centres are an important resource in the City.

**(e) Objective**

*To ensure that any adverse environmental or amenity impact of business activity on adjacent residential or open space zones is prevented or reduced to an acceptable level.*

**Policies**

- By adopting controls which limit the intensity and scale of development to a level appropriate to the zone's proximity to residential zoned properties and open space areas.
- By requiring acceptable noise levels at the interface between residential zones and business zones.
- By adopting controls which seek to protect residential zones' privacy and amenity.
- By adopting parking and traffic measures, which seek to avoid congestion and parking problems.

**(f) Objective**

*To ensure that residential activity and parking areas are located appropriately so as to maintain the retail / commercial character of town / suburban centres.*

**Policy**

- By adopting controls which require the location of residential units and parking areas away from street frontages at ground level.

**(g) Objective**

*To ensure that residential activity is established in such a manner so as to minimise potential adverse effects on residents and commercial tenants.*

**Policy**

- By adopting controls which achieve an acceptable noise level within residential units and require

minimum standards of daylight admission, visual privacy and private open space provision.

**8.6.2.2 ZONE STRATEGY**

The Business 2 zone recognises the existence of the City's traditional suburban retail centres. Formerly the main locations for retail and commercial activity outside of the Central Area, some of these centres have experienced a declining dominance due to changes in retail practice, particularly the growth in large sub-regional retail centres and increased mobility. Those that are located on the main arterial roads of the City are also experiencing increasing congestion during peak times and the subsequent loss of on-street parking. However many still remain viable, providing appropriate locations for a wide range of business activity. Some present an individual character which reflects the nature of adjacent residential areas, and continue to provide a community focus for those areas. Some of the centres also represent a substantial investment in terms of building stock and infrastructure.

The Business 2 zone is experiencing an increase in residential activity. This coupled with the range of business and leisure activities which currently exist in these areas, is creating a unique and diverse mixed use urban environment. The zone is designed to enable the development of an urban environment which is supportive of alternative forms of transport such as public transport and cycling and adds economic vitality by increasing the diversity of services offered to employees during the day and residents at night. A high level of amenity which contributes to the liveability of the centres is facilitated by requiring residential development in the zone to meet urban design criteria.

The Council considers that the future existence of these centres rests largely with the initiative of businesses within them, and with the centre's ability to find a particular niche in the market. Factors such as specialisation of activity, consolidation of the centre, or even the considered and comprehensive expansion of certain centres may be appropriate ways of maintaining a centre's viability.

In order to encourage and facilitate individual centre's initiatives, the Plan introduces the concept of Centre Plans. (See Clause 8.5.1.3 DEVELOPMENT CONTROLS). Where retailing is the dominant function an important aspect is the maintenance of pedestrian amenity along the main retail frontage, to ensure that the shopping trip is a pleasant experience for customers. To achieve this, in centres where retailing is clearly the dominant function, controls are imposed to maintain and enhance the pedestrian amenity.

In other centres within the zone retailing is no longer dominant and there exists a need to diversify activities if the centres are to remain viable. The Plan provides flexibility to do this by providing a wide range of permitted activities. Controls on these activities relate to their actual or potential effects and in particular, are concerned to maintain the amenity of adjacent residential and open space zones.



## PART 8 - BUSINESS ACTIVITY

Growth Area Structure Plans (see [8.5.1.3 DEVELOPMENT CONTROLS](#)) are also provided for in the Plan for growth management in centres identified by Council's growth strategy. Growth Area Structure Plans are initiated by the Council rather than the local community in response to a liveable community plan.

### Expected Outcomes

The centres to which this zone is applied are expected to be subjected to considerable change in the future. As with the centres within the Business 1 zone, there is a need for these centres to find a particular niche in the market and to capitalise on specific characteristics. The Plan's objective of providing flexibility in location, tempered by a need to prevent any significant adverse effects on the existing physical resources of established commercial centres, will see some centres consolidate and flourish. Other less viable centres will need to redefine their role or face increased competition. Those centres where community and business concerns are strong, will adopt Centre Plans which will identify and attempt to manage the specific resource management issues of the centre. It is expected that these Centre Plans will be important planning tools - reflecting community concerns, and coping with issues such as parking and traffic matters and the provision of amenity improvements. The development controls for the zone are expected to maintain or improve the amenity of these centres, over time, especially the pedestrian environment of retail dominant areas.

### 8.6.3 BUSINESS 3 ZONE

#### 8.6.3.1 OBJECTIVES AND POLICIES

In addition to Clause [8.3 RESOURCE MANAGEMENT OBJECTIVES AND POLICIES](#) the objectives and policies for this zone are:

##### (a) Objective

*To provide for existing areas of significant and intensive business activity outside of the Central Area.*

##### Policies

- By recognising through zoning these existing centres.
- By adopting controls which allow a wide range of intensity and activity.
- By adopting controls which provide flexibility in design and scale of development.

##### (b) Objective

*To maintain and enhance the quality of amenity in the zone.*

##### Policies

- By applying controls which seek to reinforce pedestrian amenity along the main retail frontage.
- By applying controls which require new developments to provide a quality streetscape appearance.
- By adopting parking and traffic measures which seek to avoid congestion and parking problems.

##### (c) Objective

*To encourage business and community groups to become actively involved in identifying the specific character of individual centres and the future direction of them.*

##### Policy

- By introducing the concept of Centre Plans for individual centres where sufficient interest and support is given by the business sector and the community.

##### (d) Objective

*To ensure that any adverse effect of business activity on the environment of the zone or on the amenity of adjacent residential and open space zones is avoided or reduced to an acceptable level.*

##### Policies

- By adopting controls which limit the intensity and scale of development to a level appropriate to the environment of the zone.
- By requiring acceptable noise levels at the interface between residential zones and business activity.
- By adopting controls which seek to protect the privacy and amenity of the adjacent residential or open space zone.

##### (e) Objective

*To ensure that residential activity and parking areas are located appropriately so as to maintain the retail / commercial character of town / suburban centres.*

##### Policy

- By adopting controls which require the location of residential units away from street frontages at ground level.

##### (f) Objective

*To ensure that residential activity is established in such a manner so as to minimise potential adverse effects on residents and commercial tenants.*



### Policy

- By adopting controls which achieve an acceptable noise level within residential units and require minimum standards of daylight admission, visual privacy and private open space provision.

### 8.6.3.2 ZONE STRATEGY

The Business 3 zone is applied to centres within the City containing a significant degree and intensity of business activity. Originally these centres displayed characteristics similar to that found in the Business 2 zone. Over time, they have expanded and restructured, both vertically and horizontally, so that now, while a retail function may still exist, the dominant function of the centres is one of mixed use activity. Expansion of these centres has been piecemeal and incremental and has often resulted in traffic congestion and parking problems. However, these centres have generally inherited a good standard of amenity particularly in terms of pedestrian and visual amenity. The Council considers that the maintenance of this quality environment is an important prerequisite to encouraging business growth in the zone. This is reflected in the zone's provisions.

The historical growth of each centre within the zone has resulted in centres having different concerns regarding development pressures, traffic congestion, parking needs and amenity improvements. Centres may also exhibit special characteristics, eg heritage buildings, and pedestrian shopping malls. In order to promote a high quality of environment in each centre and to encourage and facilitate individual centre's initiatives, the Plan introduces the concept of Centre Plans. (See Clause 8.5.1.3 DEVELOPMENT CONTROLS). Within the Business 3 zone, due to the intensive and varied nature of activities permitted, various Centre Plans may be drawn up for different parts of the same centre reflecting the different function or character of particular parts of it. Retailing, office and service activities are the dominant functions of the zone, but a wide range of other business and non-business activities are also permitted. The controls for the zone are designed to ensure that this concentration of business activity does not have an adverse effect on the quality of environment within the centres or where the zone adjoins residential or open space areas, on the amenity of the residential or open space zone.

The Business 3 zone is experiencing an increase in residential activity. This coupled with the range of business and leisure activities which currently exist in these areas, is creating a unique and diverse mixed use urban environment.

The zone is designed to enable the development of an urban environment which is supportive of alternative forms of transport such as public transport and cycling and adds economic vitality by increasing the diversity of services offered to employees during the day and residents at night. A high level of amenity which contributes to the liveability of

the areas will be achieved by requiring development to meet urban design criteria.

Within the zone, the controls seek to maintain the high amenity of the centres. In areas where retailing is dominant the Plan seeks to maintain and enhance the pedestrian amenity of the main retail frontage. In other areas the maintenance and enhancement of the streetscape appearance of development is an important feature. The provision of adequate and well positioned off street parking and the safe and efficient movement of traffic through the zone also contribute to the quality of the zone's environment. Therefore controls are imposed to achieve these features.

### Expected Outcomes

The Business 3 zone is applied to centres which contain, with the exception of the Central Area, the highest concentration and intensity of business activity on the Isthmus. It is expected that these centres will provide a location for a diversity of activities which seek to locate in an area of high intensity development. The quality of amenity attained in the zone over time will be of a good standard both with regard to pedestrian amenity in retail areas, and the streetscape in other areas. Traffic circulation and parking problems will continue to be an important issue in these centres which in part may be resolved through individual Centre Plans.

## 8.6.4 BUSINESS 4 ZONE

### 8.6.4.1 OBJECTIVES AND POLICIES

In addition to Clause 8.3 RESOURCE MANAGEMENT OBJECTIVES AND POLICIES the objectives and policies for this zone are:

#### (a) Objective

*To provide for medium intensity business activity.*

#### Policies

- By recognising through zoning, existing light industrial and service centres on the Isthmus.
- By permitting a wide range of business activity in the zone, subject to controls imposed to maintain the zone's environment.

#### (b) Objective

*To maintain and enhance the quality of environment in the zone.*

#### Policies

- By imposing controls which require new activities to enhance the streetscape.
- By limiting the scale of development to one which can be sustained by the existing infrastructure.



## PART 8 - BUSINESS ACTIVITY

- By adopting parking and traffic measures which seek to avoid congestion and parking problems.

### (c) Objective

*To ensure that any adverse environmental or amenity impact of business activity on adjacent residential or open space zones is prevented or reduced to an acceptable level.*

#### Policies

- By requiring acceptable noise levels at the interface between residential zones and business activity.
- By adopting controls which maintain levels of amenity and privacy for any adjacent land which is zoned residential.
- By requiring the establishment and maintenance of buffer areas between activities within the zone and any residential or open space zone.
- By adopting controls which limit activities to those which do not cause traffic conflict or congestion through or within residential roads.

### 8.6.4.2 ZONE STRATEGY

The Business 4 zone is applied to existing areas throughout the City, where low to medium intensity light industrial and service uses are the dominant activities. Some of these areas have residential origins which are reflected in narrow subdivision patterns, difficult topography, inconvenient road systems and a residue of residential uses. Others are recently established areas specifically designed for industry.

The zone is also applied to areas in Mt Wellington which although they have been or are occupied by heavier industrial activity, display a high amenity environment as a result of management practices and site layout incorporating substantial landscaping.

A common feature of the zone is the proximity of areas to residential activity. They either adjoin, are surrounded by or are overlooked by housing. Their location is relatively remote from the primary road network and access is often through residential roads. As a consequence, there is a particular need to ensure that activities within the zone do not have an adverse impact on the amenities of neighbouring residential zones.

This zone is designed to encourage an environment which is conducive to the development of quality, medium intensity business activity. The Council considers that an important aspect in encouraging economic growth is the provision, throughout the Isthmus, of good quality locations where medium scale businesses can locate with the knowledge that other development in the zone will be subject to the same controls on amenity and environment.

A wide range of activities is permitted in the Business 4 zone. The ability of industrial activities to establish in the zone will

be determined by the type of processes and substances utilised, particularly any hazardous, noxious or offensive elements. Generally 'heavy' or 'noxious' industry will be discouraged from locating in the zone by the development controls, which impose a quality of environment not required by such activity. Not all areas currently zoned Business 4 display a coherent quality environment. However the Plan envisages, that over time, the development controls imposed will ensure a continual improvement as activities within the zone alter their business practices to meet the new standards, redevelop or shift to other areas in the City zoned for a lesser quality of environment.

#### Expected Outcomes

This zone, in time, will provide a medium intensity location for mainly office, service and light industrial activity. Overall the environment of the zone will be of a generally good quality. In areas where this is not the case at present, the Plan expects a gradual improvement. This is especially relevant to the use, storage and handling of hazardous substances where it is expected that tighter controls and monitoring, will result in better and safer business practices for some operations. With an increase in flexibility some of the more attractive and accessible areas in this zone will experience an increase in retail premises.

## 8.6.5 BUSINESS 5 ZONE

### 8.6.5.1 OBJECTIVES AND POLICIES

In addition to Clause 8.3 RESOURCE MANAGEMENT OBJECTIVES AND POLICIES the objectives and policies for this zone are:

#### (a) Objective

*To recognise that certain business activity functions more effectively in an environment of less stringent amenity controls.*

#### Policies

- By identifying existing industrial areas on the Isthmus which exhibit little or no visual or physical amenity.
- By limiting controls within the zone to those which achieve defined environmental outcomes, maintain public safety and the safe and efficient movement of vehicles.

#### (b) Objective

*To ensure that any adverse effect of business activity on the environment within the zone or on adjacent residential and open space zones is avoided or reduced to an acceptable level.*



### Policies

- By adopting controls which limit the intensity and scale of development to a level appropriate to the environment of the zone.
- By requiring acceptable noise levels at the interface between residential zones and business activity.
- By adopting controls which seek to protect adjacent residential zones' privacy and amenity.
- By the imposition of controls to ensure the safe handling, use and storage of hazardous substances.
- By requiring the establishment and maintenance of buffer areas between activities within the zone and any adjacent residential or open space zones.
- By the adoption of controls which limit activities to those which do not cause traffic conflict or congestion within the zone or on roads leading to the zone.

### 8.6.5.2 ZONE STRATEGY

This Business 5 zone is applied to existing areas, dispersed throughout the City, characterised by low to medium intensity industrial activity. These are generally the older purpose built industrial areas of the Isthmus, and often contain large, land extensive traditional industrial operations. Small industrial operations exist side by side with these larger concerns. The common feature of both is a predominance of unsightly buildings and processes.

The zone differs from the Business 4 zone in that, because of its character, the quality of environment within the zone is less. In addition the zone is not usually in close proximity to residential activity. While acknowledging this difference by the imposition of few amenity controls within the zone the Plan requires that activities achieve defined environmental outcomes.

With changing technology and the merging of commercial and industrial activities, the Council considers that the overall environmental amenity of most of the City's business areas should be of a good quality, so that the City remains an attractive location for business.

However the Plan acknowledges that for some industrial activities the attainment of such an environment is not a pre-requisite to growth or viability, but rather it may discourage or serve to expel such activities. Therefore the Plan makes limited provision within the Isthmus for areas of a lesser quality environment. The Business 5 zone is applied to some of these areas.

The zone has been designed to cater for activities which are unable to locate in the other mixed use business zones because of amenity constraints. As a consequence other activities not so constrained which choose to locate in the zone must appreciate that amenity levels on factors such as

noise, dust and odour control will be considerably lower than found in the Business 1-4 zones.

In addition the Council is concerned to ensure that other activities do not impose amenity and safety constraints on traditional industrial activities which have always located in these areas. Therefore over a certain scale or intensity some non-industrial activities are deemed discretionary so that these matters can be addressed.

### Business 5a Zone

This zone provides specifically for port-related activities or land located outside of the Central Port area of the City namely the Port of Onehunga, and land at Gabador Place, Tamaki. These port areas are an important physical resource to the City, and therefore the Plan seeks to ensure their efficient and viable operation. Activities necessary to the operation of these port areas are not generally found elsewhere on the Isthmus, and therefore the zone has been devised so as to properly manage their effects. The zone is based on the Business 5 zone, and adopts the development controls of that zone. However the range of activities permitted in the zone differ, reflecting the particular port-related activities of the locations to which it is applied. Activities which are identified as controlled or discretionary will be assessed, in addition to the general criteria, against the effect they may have on the efficient operation of the Port and any Port related activity.

### Expected Outcomes

This zone will provide a location for general industry and other businesses which do not seek a quality environment. However defined environmental outcomes will be achieved and maintained. Tighter controls and better monitoring of the use, handling and storage of hazardous substances will lead to better and safer business practices for some operations. Some retail and office activity will occur in the zone, particularly that associated with industrial activities or which require large sites or buildings. However no greater amenity will be provided for these activities. In general it is expected that such activity will choose to locate in the more attractive environments of the Business 2, 3 and 4 zones.

### SECTION CONTINUED

