

6 BUSINESS ZONE

6.1 Background

Businesses within the City are located in the Central Business District (CBD), commercial and industrial areas, and suburban areas. Some parts of the business areas include hotels, tourist facilities and other activities.

Historically, the location of industry in Upper Hutt has been influenced by two factors, land availability in southern and eastern Upper Hutt and the close proximity of transportation links.

6.2 Resource Management Issues

6.2.1 *Adverse effects on amenity values and environmental quality resulting from business activities.*

Business activities in general, while vital to the well-being of the community, may have a range of adverse effects on the surrounding environment, including residential areas. These effects need to be identified and managed to ensure that amenity values are not diminished. The adverse environmental effects which business activities may have can include increases in traffic density, noise and odour, a decrease in sunlight, and loss of privacy and visual amenity.

6.2.2 *The adverse effects of business activities on the existing infrastructure and resources of the business areas.*

Activities in business areas can result in effects on the infrastructure and resources which have established there.

The efficient use of the existing infrastructure and resources of the business areas, including new development, is considered to be an important resource management matter.

6.2.3 ***Providing for a range of business activities which are readily accessible.***

The variety of activities which exist in the business areas contributes to the vitality and convenience of the City. A number of distinct business areas are found in the City. The CBD has a range of retail activities, community and entertainment facilities, civic and cultural facilities, offices and businesses, and is a focal point for the City. Suburban centres provide for a more limited range of shopping and business needs. Local shops and dairies provide day-to-day convenience shopping.

Business industrial areas provide a wide range of goods and services and opportunities for economic activities.

6.2.4 ***The continued maintenance of an appropriate level of environmental quality within business areas.***

Business activities can generate traffic, smoke, noise, vibration, glare or other nuisances that can adversely affect other nearby activities. They also can have potential adverse effects on the natural environment, such as water bodies and indigenous bush areas.

Some business areas within the City are characterised by pedestrian orientated activities and amenities. Large-scale industrial, warehousing and storage facilities, which are vehicle-orientated, may adversely impact on the pedestrian environment of the CBD. It is therefore important to recognise the particular elements which affect the amenity values of an area.

6.2.5 ***Provision for the development and use of land on Eastern Hutt Road for business and service industrial activities.***

Land on Eastern Hutt Road zoned Business Industrial is suitable for development and use for business industrial activities, taking advantage of its strategic location on the transportation network, provided the risk of flooding from both the Hutt River and Halls Creek is satisfactorily mitigated. The land's location would also allow the larger building heights required by the business and service industry, provided the visual appearance of the buildings can be adequately sited and designed, and the front yard landscaped.

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| 6.3 | Objectives |
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6.3.1 ***The sustainable management of physical resources within the existing business areas of the City to protect and enhance their amenity values.***

This objective recognises the importance of particular elements and characteristics that define the business areas. Business activities and development can have both positive and adverse environmental effects on the areas that surround them. Any consideration of effects must take account of the need to provide sufficient areas for business development needs, and the maintenance of amenity values and character.

The business areas within the City are divided into two specific Sub-zones to reflect the Plan's policies:

- The Commercial Sub-zone focuses on retail and service functions which support the local community. Within this sub-zone, the CBD accommodates a variety of activities in a compact, convenient layout which is characterised by pedestrian-orientated traffic. Commercial activities are also provided for at Silverstream and other suburban areas. These areas provide for a limited range of shopping and business needs. The smaller neighbourhood shops, including dairies, provide for day-to-day convenience shopping.
- The Industrial Sub-zone incorporates land which is used for a range of business activities, but in particular larger scale industrial, warehousing, storage and commercial activities which are vehicle rather than pedestrian orientated. There are limited retail activities within these areas and the environmental standards are less stringent than those within the Commercial Sub-zone.

6.3.1A ***Provide for the Gateway Precinct of the Wallaceville Structure Plan Area as a neighbourhood centre which:***

- ***Provides local convenience retail and services***
- ***Provides employment opportunities***
- ***Provides residential development where this is compatible with retail, commercial and office land uses***
- ***Makes efficient use of natural and physical resources***

This objective seeks the creation of a local centre that will generate retail and employment opportunities in the Wallaceville Structure Plan Area (Chapter 39: Wallaceville). This area will support the high density residential development and other parts of the site.

6.3.2 *The promotion of a compact, convenient and attractive pedestrian orientated Central Business District.*

The role of the CBD, as a commercial and community focus of the City, relies on the accessibility and attractiveness of the area. Retail activities within the area are sustained by its pedestrian focus.

Council feels that the location of churches in the CBD needs to be controlled, as they may conflict with its retail function.

6.3.3 *The avoidance, remedying, or mitigation of the adverse effects of business activities on the amenity of surrounding neighbourhoods.*

The effects generated by the wide range of activities provided for in the Business Zone, such as smoke, noise, vibration, glare or other nuisances, can have adverse effects on areas beyond the Business Zone boundaries.

6.3.4 *The Business Industrial zone on Eastern Hutt Road is used and developed for business and service activity, while appropriately mitigating the risks from flooding and maintaining the amenity values of the area.*

The site is flat, has good road access, and is not located near potentially sensitive activities. The site therefore has the ability to provide for activities requiring relatively higher heavy vehicle movements and larger buildings. However, this land is currently subject to the risk of flooding from both the Hutt River and Halls Creek; and requires appropriate measures to be implemented to mitigate these flood risks, ensuring that these matters do not exacerbate the risks elsewhere. Given the high visibility of the land and amenity values in the vicinity, appropriate siting, design and landscaping measures are required to maintain these values.

6.4**Policies****6.4.1**

To promote the location of retail activities in patterns which do not adversely affect the amenity values of the Central Business District, and to limit the establishment of retail activities within the business industrial sub-zone.

The CBD is the focus of many retail and service activities that, in combination, give this area a special and unique character as the centre of the City. The focusing and clustering of activities within the CBD is an important part of the vitality, character and amenity of the City. This policy seeks to recognise the role of the CBD by promoting its amenity characteristics and recognising its overall economic viability, but this policy does not seek to preclude retail development in other parts of the City such as in neighbourhood centres. This in turn promotes the sustainable management of the CBD.

Yard-orientated retail activities and large format retail activities tend to adversely affect pedestrian amenity values. It is therefore important to encourage them to locate in areas where a lower level of pedestrian amenity is acceptable such as in the business industrial sub-zone. Establishment of retail activity in the business industrial sub-zone is however controlled in order to enable the assessment of the scale and character of retail activity. Retail activity in the business industrial sub-zone can detract from other retail areas of the City and can generate adverse traffic effects. Retail activity can also conflict with other land uses within the business industrial sub-zone. Large format retail development should be located in a manner complementary to the existing retail development of the City and in a manner that is complementary to, and does not detract from, the vitality and viability of the CBD.

Specific provision is made for large format retailing to establish on the former South Pacific Tyres site being a location that is considered to be complementary to the CBD and which can contain a number of large format retail activities in an integrated manner, complementary to established activities on Park Street. The site has been identified as being appropriate for large format retailing through the development of the Upper Hutt Urban Growth Strategy.

The concentration of activities in established areas results in the provision of a wide range of services and the promotion of amenity values of the established business areas. It also encourages better use of community resources such as the City Library or recreation facilities which are more convenient when located centrally.

6.4.2 *To promote a high level of Central Business District amenity, including weather protection in Main Street and the minimisation of conflict with motor vehicles.*

This policy promotes the protection and enhancement of the environmental quality of the CBD, and provision for the needs of pedestrians. A lack of weather protection can detract from the amenity and pleasantness of the area. Verandahs will be required for buildings along Main Street. Council also seeks to enhance the amenity of the CBD by traffic management measures and the provision of street furniture.

6.4.3 *To ensure that activities in the Business Zone do not unduly detract from the character and amenity of neighbouring areas.*

This policy recognises the potential for business activities to impact adversely on adjoining areas and consequently aims to preserve the amenity values of areas adjacent to the Business Zone.

6.4.4 *To control the size and scale of buildings and the visual appearance of sites within the Business Zone.*

This policy aims to preserve amenity values within the Business Zone. Buildings and sites need to be attractive and be of a size or type that is compatible with the neighbourhood.

The scale, nature and effects of industrial activities are not particularly compatible with residential activities. To avoid possible conflicts, the Plan provisions limit residential activity within the Business Industrial Sub-zone to that required for the effective operation of the business activity.

In the Gateway Precinct of the Wallaceville Structure Plan Area all new buildings and significant exterior alterations to existing non-listed heritage buildings require resource consent as a restricted discretionary activity subject to compliance with specific standards. Matters of discretion include the effects of the proposed development on the character and significance of heritage features within the precinct.

6.4.5 *To promote the efficient development and use of Business Industrial zoned land on Eastern Hutt Road, which satisfactorily mitigates the flood risks of the area and that does not unduly detract from the amenity of the area.*

Bulk, height and location standards for the Business Industrial zone on Eastern Hutt Road provide for the large buildings required for the business and service industry. Building setback standards and the management of landscaping requirements as a controlled activity apply along the Eastern Hutt Road frontage so that an acceptable visual appearance will be achieved on that aspect. Residential activity is a non-complying activity because of the potential for reverse sensitivity effects. Noise standards have been set at a reasonable level reflecting the nature of distribution activities and associated 24-hour truck movements.

As this land is subject to the risk of flooding from both the Hutt River and Hulls Creek, any development of the site shall be designed and built to ensure that buildings and site access will be free of inundation from a flood with a magnitude of 2300 cumecs (including freeboard) in the Hutt River, and a 1 in 100-year (including freeboard) event in Hulls Creek. This level of flood protection shall not be achieved by surrounding the buildings with stopbanks or any other flood protection structure.

The natural and scenic values of Hulls Creek shall be protected and enhanced by discouraging the use of the riparian margins and land to the southeast of the Creek for business industrial activities, and providing for passive recreation and conservation activities in these areas.

6.4.6 *Provide for subdivision and/or development within the Gateway Precinct of the Wallaceville Structure Plan Area that is consistent with the Wallaceville Structure Plan*

The Wallaceville Structure Plan identifies the Gateway Precinct as the location of a local centre incorporating retail, commercial and above ground level residential uses. It also establishes intention and outcome expectations based on an analysis of site values, constraints and opportunities. Requiring development to be consistent with the Structure Plan will ensure that future development of the local centre represents sustainable management of the land resource.

6.4.7***Subdivision and/or development in the Wallaceville Structure Plan Area will only be appropriate if it:***

- ***Provides a high level of amenity;***
- ***Ensures adequate infrastructure and transport provision;***
- ***Facilitates the safety of road users;***
- ***Does not detract from the vitality and vibrancy of the Upper Hutt CBD; and***
- ***Is integrated with the development generally anticipated in the Wallaceville Structure Plan***

The Wallaceville Structure Plan provides for the development of the Wallaceville Structure Plan Area in a logical and coherent manner that takes into account the historical, cultural, environmental and landscape characteristics of the area. It also establishes outcome expectations based on an analysis of site values, constraints and opportunities. Requiring development to be consistent with this plan will ensure that future development represents sustainable management of the land resource. Subdivision, new buildings and significant exterior alterations to existing buildings within the Gateway Precinct of the Wallaceville Structure Plan Area is a restricted discretionary activity to enable consideration of consistency with the Structure Plan. Subdivision and/or development that is consistent with the Wallaceville Structure Plan will satisfy Policy 6.4.7 and provide for sustainable management of the land resource.

The development of the site will occur over an extended period. During this time opportunities to integrate alternative land uses within the site may arise. This policy provides a framework for the consideration of such alternative land uses and layouts. The policy emphasises the importance of ensuring development is integrated with the remainder of the site's development, and that it avoids, remedies or mitigates adverse environmental effects.

6.5 Methods

- 6.5.1** District Plan provisions consisting of the following:
- A Business Zone identifying the business environments within the City. These are the Business Commercial and Business Industrial Sub-zones.
 - Rules and performance standards to avoid, remedy or mitigate adverse effects.
- 6.5.2** Code of Practice for Civil Engineering Works.
- 6.5.3** Abatement notices and enforcement orders may be issued where it is necessary to enforce the performance standards and mitigate any adverse effects of activities.
- 6.5.4** Consultation with businesses and landowners to promote new developments which avoid, remedy or mitigate the potential adverse effects of all activities.
- 6.5.5** Management Plans prepared under relevant legislation.

6.6 Anticipated environmental results and monitoring

The following results are expected to be achieved by the objectives, policies and methods of this Chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

| Anticipated environmental results | Monitoring indicators | Data source |
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| Development within the Business Zone which reflects the location, scale and intensity of development in the surrounding environment | Density within the Business Zone Number of resource consents by type | Council records |
| Management of the Business Zone so that activities do not unduly affect adjacent land users | Number of resource consents by type Complaints and abatement/enforcement proceedings | Council records Complaints register |

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| A CBD which is safe, convenient and attractive | Complaints and abatement/enforcement proceedings | Complaints register Field work |
| A consolidated Business Zone that continues to maximise resources and existing infrastructure | Density within the Business Zone Number of resource consents by type | Council records |
| Retail activities are appropriately located to not adversely affect the economic viability of the CBD and to ensure that the industrial land resource of the City is used primarily for industrial purposes | Number of resource consents by type The spatial development of retail activities The use, occupation and vacancy rate of industrial land and buildings | Council records Field work |