



21.0 COMMERCIAL CORE ZONE

21.1 Zone Statement

The Commercial Core Zone relates to the central retail areas of Tokoroa and Putaruru. They are characterised as predominantly pedestrian areas and include the uses and activities that exist, and are likely to establish, such as shops and offices.

The Commercial Core Zone will be generally adjoined by a complementary Commercial Fringe Zone which will provide for larger scale retail activities, and those which are more vehicle orientated.

The resources of importance in the Commercial Core Zone are the structures such as shops and public amenities, visual amenity, suitable and adequate shopping and car parking facilities, and a pleasant, safe, pedestrian orientated shopping environment.

The Commercial Core Zone is the focus of urban activity and vitality of the two larger towns of the South Waikato District. Therefore, it is important to ensure the continued development and prosperity of the existing main shopping centres so as to enable them to satisfactorily serve the needs of the surrounding District.

A high standard of building design and amenity is required for both new and existing buildings. Such amenity involves protection of users of the Zone from the weather, adequate servicing and parking, and the provision of open space and facilities which assist those utilising the Zone. It also involves the enhancement of pedestrian shopping facilities and the minimising of conflict between pedestrians and vehicles.

In addition to the objectives and policies stated in Part B of the District Plan, all activities in the Commercial Core Zone are subject to the following provisions.

21.2 Objectives

- 21.2.1 Shopping facilities that will satisfactorily serve the needs of the surrounding District.
- 21.2.2 An improved pedestrian environment.
- 21.2.3 A high standard of visual amenity.
- 21.2.4 Provide site areas to meet the land use requirements of the Zone.



21.3 Policies

- 21.3.1 To encourage the development of commercial and business ventures.
- 21.3.2 To maintain appropriate carparking facilities to ensure the continued functioning of commercial and business activities.
- 21.3.3 To encourage an economically sustainable shopping environment.
- 21.3.4 To encourage the environmental upgrading of the shopping area by re-assessing vehicular traffic flows and making provision for improvements for pedestrian traffic in the town centres.
- 21.3.5 To encourage high standards of visual amenity.
- 21.3.6 To continue to require the provision of verandahs on all new buildings in the Commercial Core Zone and to persuade the owners of existing buildings without verandahs to provide them.
- 21.3.7 To discourage those commercial activities that are incompatible to other retail uses, and which tend to detract from the pedestrian nature of the shopping environment.
- 21.3.8 To provide flexibility in the design of sites for the subdivision of commercial land.
- 21.3.9 To minimise the environmental effects of commercial subdivision on the amenity values of adjoining land through the application of appropriate performance criteria and financial contributions (where appropriate) contained in rules in the District Plan.
- 21.2.10 To ensure that conflicts in functions of roads and commercial activities in the District are avoided through the appropriate design and location of commercial subdivisions.
- 21.2.11 To maximise the efficient use of services to commercial land.
- 21.2.12 To liaise with Environment Waikato to ensure that any discharges from commercial activities that may adversely affect the environment are avoided, remedied or mitigated.



21.4 Methods to Achieve Objectives and Policies

A range of activities have been classified as Permitted, Controlled or Discretionary based on the actual or potential adverse effects on the environment that could result from each activity.

In addition to the classification of activities and the development of Performance Standards for all activities in the Commercial Core Zone, a range of other methods have been adopted to help achieve the objectives for the Zone. These are:

- (i) Subdivision and development requirements (Section 18) which includes performance standards relating to engineering details such as access, roads, water, sewerage and provision of other infrastructure.
- (ii) Good practice design guides, promotional material and public education.
- (iii) Liaison with Environment Waikato to ensure that all activities within the Commercial Core Zone will comply with all Performance Standards and rules in the Waikato Regional Plan regarding discharges and emissions, or timeframes for compliance with Regional Plans.

Subdivision within the Commercial Core Zone will be controlled by rules as detailed in Section 21.10.

21.5 Permitted Activities

The following activities are Permitted in the Commercial Core Zone provided they conform to the Performance Standards specified in Section 21.9.

- (i) Postal Services.
- (ii) Carparks and reserves.
- (iii) Retail shops, licensed and unlicensed premises and restaurants, and offices, including banks.
- (iv) Residential accommodation, not exceeding one dwelling unit per shop or office.
- (v) Libraries, art galleries, museums and public halls.
- (vi) Workrooms and kitchens incidental to a permitted activity of which they form a part and not occupying more than 50% of the gross floor area of that activity.



21.6 Controlled Activities

The following activities are Controlled in the Commercial Core Zone provided they conform to the Performance Standards specified in Section 21.9:

- (i) Subdivisions which comply with the Performance Standards contained in Section 21.10.

The criteria contained in Section 5 (Administration) of the District Plan shall be used when considering a resource consent application for a Controlled Activity in the Commercial Core Zone.

21.7 Discretionary Activities

The following Activities are Discretionary in the Commercial Core Zone:

- (i) Any activity listed as a Permitted Activity in Section 21.5 that does not conform to the Performance Standards in Section 21.9 for the Commercial Core Zone.
- (ii) Subdivisions which do not comply with the Performance Standards contained in Section 21.10.
- (iii) Service Stations.
- (iv) Any activity listed as a Permitted Activity in the Commercial Fringe Zone not otherwise provided for as a Permitted Activity in this Zone.

Resource consent applications for Discretionary Activities in the Commercial Core Zone will be assessed according to the Performance Standards in Section 21.9 and the criteria contained in Section 5 (Administration) of the District Plan.

21.8 Non-complying Activities

Activities that are not Permitted, Controlled, or Discretionary will be Non-complying and assessed according to the Performance Standards in Section 21.9 and the criteria contained in Section 5 (Administration) of the District Plan.

Non-residential storage and activity is a non-complying activity in the Commercial Core Zone.

21.9 Performance Standards for all Activities

To avoid, remedy or mitigate any actual or potential adverse effect on the environment, the following Performance Standards are required to be met for Permitted and Controlled Activities, and used as a guide for assessing Discretionary and Non-complying Activities.



21.9.1 Landscape and Amenity Values

All buildings shall conform to the following bulk and location requirements to minimise any adverse effects on the landscape or amenity values of the Commercial Core Zone and any adjoining zone.

21.9.1.1 Yard Requirements For Site Development

| Yard | Minimum Requirement |
|-------------|--------------------------------------------------------------------------------------|
| Front Yards | Nil. |
| Side Yards | Nil unless adjoining a Residential Zone where the yard requirement will be 5 metres. |
| Rear Yards | Nil unless adjoining a Residential Zone where the yard requirement will be 5 metres. |

21.9.1.2 Coverage

100% maximum (subject to any yard requirements).

21.9.1.3 Height

Maximum height 25 metres.

No part of a building shall protrude through (whichever is the lesser of) a plane rising at an angle of 45 degrees commencing at:

- (i) an elevation of 3 metres at the boundary of any Residential Zone; or
- (ii) an elevation of 10 metres at any road boundary.

21.9.1.4 Verandahs

All buildings erected on the street boundary of a site shall have a verandah over the footpath in accordance with Appendix J.

21.9.2 Part B : District Wide Planning Provisions

Every activity undertaken in the Commercial Core Zone is required as a Performance Standard to comply with the rules detailed in Part B of the District Plan.

The following table provides a guide to the sections in Part B of the District Plan and reference should be made to the particular sections of Part B that are relevant to the activity.



| Section | Resource Management Issue/Potential Effect |
|---------|---------------------------------------------------------------------|
| 5 | Administration |
| 6 | Tangata Whenua |
| 7 | Water |
| 8 | Air Quality |
| 9 | Transportation (including parking, loading and access requirements) |
| 10 | Public Works and Network Utilities |
| 11 | Natural Hazards |
| 12 | Landscape and Amenity Values |
| 13 | Solid Waste Management |
| 14 | Noise |
| 15 | Heritage and Ecological Protection |
| 16 | Signs |
| 17 | Hazardous Substances |
| 18 | Subdivision and Development |

21.10 Subdivision

In addition to the provisions of Section 18 (Subdivision and Development) all subdivisions in the Commercial Core Zone shall comply with the following Performance Standards.

21.10.1 Subdivision Standards

- (i) Minimum Area - no minimum area.
- (ii) Subdividers shall demonstrate how access to public services will be provided to all proposed sites in their subdivision application in accordance with the requirements of Section 18.
- (iii) Boundaries between adjoining land titles in the zone may be adjusted with the consent of Council so long as the resultant sites comply with all rules specified above.



- (iv) Council may approve any proposed subdivision required specifically to accommodate an activity approved by Council as a consequence of a Land Use Consent approved under the Act.
- (v) Council reserves the right to waive or dispense with the requirements of this plan as specified in Section 5 (Administration).

21.11 Principal Reasons

The Commercial Core Zone is established to maintain and enhance a resource and an environment that has had substantial resources invested into it. The Zone has provisions which encourage an attractive pedestrian orientated shopping/business environment. The Commercial Core Zone is generally adjoined by a Commercial Fringe Zone which provides for larger scale retail activities, and those which are more vehicle orientated in nature.

The District Plan provisions have provided for the management of environmental effects of activities within the zone to ensure such effects do not adversely affect the environmental quality and enable sustainable business activity of the Commercial Core Zone, or the environmental quality of adjoining zones.

21.12 Anticipated Environmental Results

The intended outcome in the Commercial Core Zone is a shopping environment which is pleasant and convenient to use, economically sustainable, and the encouragement of the development of a pedestrian dominated precinct.