



22.0 COMMERCIAL FRINGE ZONE

22.1 Zone Statement

The Commercial Fringe Zone covers commercial activities that generally surround the Commercial Core Zone in Tokoroa and Putaruru, and covers the whole commercial area of Tirau. It is characterised by being either vehicle orientated, large scale retail or of a light industrial nature.

The zone allows for all forms of retail shops including supermarkets, service stations, liquor wholesalers, large scale retail, building supply stores, garden centres, hotels, motels and apartment houses, and also a full range of light industrial activities. Businesses that benefit from "catch trade" from major arterial routes would also be included in this Zone subject to Performance Standards.

One of the main reasons for having two commercial zones is to avoid any adverse effects that would otherwise result from conflicts between pedestrian and vehicular traffic.

The mixture of uses in the Commercial Fringe Zone mean that they must be carefully managed and be compatible. Because of the vehicle oriented nature of the zone, there must be adequate on-site parking, and access points to major arterial routes must be selected and designed so that there are minimal adverse effects to the safety and efficiency of these roads.

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

22.2 Objectives

- 22.2.1 A wide range of larger scale retail activities and light industrial activities characterised by minimal adverse environmental effects on the environment.
- 22.2.2 A high standard of amenity.
- 22.2.3 A predominantly vehicle oriented commercial and light industrial environment that maintains pedestrian and vehicle safety.
- 22.2.4 A range of site sizes which meet the land use requirements of the Zone.
- 22.2.5 Minimal conflict in the design and location of commercial lots between pedestrians and private and commercial vehicle access requirements.



22.3 Policies

- 22.3.1 To enable a wide range of large scale and commercial fringe activities.
- 22.3.2 To encourage high standards of landscaping and visual amenity.
- 22.3.3 To require the location, design and standard of parking and access points to and from commercial developments to minimise conflict with traffic along arterial routes.
- 22.3.4 To minimise conflict between vehicles and pedestrians.
- 22.3.5 To apply rules for the subdivision of commercial land that allow for flexibility in design of sites to meet the requirements of commercial activities in the Zone.
- 22.3.6 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 contained in rules in the District Plan.
- 22.3.7 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.
- 22.3.8 To maximise the efficient use of services to commercial land.
- 22.3.9 To liaise with Environment Waikato to ensure that any discharges from commercial activities that may adversely affect the environment are avoided, remedied, or mitigated.

22.4 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. Performance standards are developed to avoid, remedy or mitigate any potential adverse effects on the environment.

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

- (i) Subdivision and developmental 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 Fringe 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 Fringe Zone will be controlled by rules as detailed in Section 22.10.

22.5 Permitted Activities

The following activities are Permitted in the Commercial Fringe Zone provided they conform to the Performance Standards specified in Section 22.9.

- (i) Offices, including banks.
- (ii) Retail shops, licensed and unlicensed premises, and restaurants.
- (iii) Residential accommodation, not exceeding one dwelling unit per shop or office.
- (iv) Places of assembly.
- (v) Health services and veterinary clinics.
- (vi) Childcare Facilities.
- (vii) Carparks and reserves.
- (viii) Motor Vehicle Repair Garages.
- (ix) Motels.
- (x) Outdoor recreation facilities.
- (xi) Warehouses.
- (xii) Transport (eg. taxi, bus) and courier depots.
- (xiii) Equipment Hire Premises.
- (xiv) Libraries, art galleries, and museums.
- (xv) Workrooms and kitchens incidental to a permitted activity of which they form a part.
- (xvi) Modifications, alterations and additions to an existing service stations on the same site.
- (xvii) Postal Services.
- (xviii) The sale or hire of motor vehicles, caravans, trailers, boats or heavy machinery.



22.6 Controlled Activities

The following activities are Controlled in the Commercial Fringe Zone provided they conform to the Performance Standards specified in Section 22.9.

- (i) Subdivisions which comply with the Performance Standards contained in Section 22.10 and do not involve the subdivision of property that contains a heritage feature identified in the 'Heritage Inventory Record Form' in Appendix B.

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 Fringe Zone.

22.7 Discretionary Activities

The following Activities are Discretionary in the Commercial Fringe Zone.

- (i) Any activity listed as a Permitted Activity in Section 22.5 that does not conform to the Performance Standards in Section 22.9 for the Commercial Fringe Zone.
- (ii) Subdivisions which do not comply with the Performance Standards contained in Section 22.10.
- (iii) The subdivision of property that contains a heritage feature identified in the 'Heritage Inventory Record Form' in Appendix B.
- (iv) Service Stations.

Resource consent applications for Discretionary Activities in the Commercial Fringe Zone will be assessed according to the Performance Standards in Section 22.9 and the criteria contained in Section 5 (Administration) of the District Plan.

22.8 Non-complying Activities

Activities that are not Permitted, Controlled, or Discretionary will be Non-complying and assessed according to the Performance Standards in Section 22.9 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 Fringe Zone.

22.9 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.

22.9.1 **Landscape and Amenity Values**

All buildings shall conform to the following bulk and location requirements to minimise any adverse effects on the landscape or visual amenity of the Commercial Fringe Zone.

22.9.1.1 **Yard Requirements For Site Development**

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

22.9.1.2 **Coverage**

75% maximum (the requirement for off street parking may reduce the coverage permitted).

22.9.1.3 **Height**

Maximum height 15 metres.

No part of any 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 or Rural Zone, or;
- (ii) an elevation of 10 metres at any road boundary.

22.9.2 **Part B : District Wide Planning Provisions**

Every activity undertaken in the Commercial Fringe 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

22.10 Subdivision

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

22.10.1 Subdivision Standards

- (i) *Minimum Area* - no minimum area.
- (ii) All sites shall be of sufficient size to allow for any proposed activity permitted in the zone. Subdividers shall indicate in their application how actual or typical buildings, and vehicle parking, access and manoeuvring may be accommodated within the proposed site boundaries.

Note: Vehicle access, parking and manoeuvring criteria are contained in Section 18.

- (iii) Public services shall be provided to all proposed sites in their subdivision application in accordance with the requirements of Section 18.



- (iv) 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.
- (v) 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.
- (vi) Council reserves the right to waive or dispense with the requirements of this plan as specified in Section 5 (Administration).

22.11 Principal Reasons

The Commercial Fringe Zone is established to maintain and enhance a resource and an environment that has had substantial finance invested into it. This zone provides for Commercial and Light Industrial premises that people largely drive to.

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 sustainable business activity of the Commercial Fringe Zone, or the environmental quality of adjoining zones. In addition, there is sufficient provision for further suitable development of the commercial area of Tirau (which does not have a Commercial Core Zone).

22.12 Anticipated Environmental Results

The intended outcome of the Commercial Fringe Zone is to provide for larger scale activities, including significant vehicle generating activities, in locations that will not adversely affect pedestrian and road safety, and efficiency.