

18 Tokoroa Business Zone

18.1 Zone Statement

The Tokoroa Business Zone comprises vehicle-oriented commercial and larger scale retail development, and light industrial development located around the town centre. It also applies to an area of commercial development at the corner of Maraetai Road and Balmoral Drive.

The activities within the zone are characterised by more mixed use activities such as larger format retail premises, warehousing including trading in bulky goods such as building supply firms and garden centres, car yards, service stations, supermarkets and a range of commercial and light industrial premises.

The buildings are set back from the street frontage, and car parking is provided on site. Car parking provision must be carefully assessed and access points to roads located so as to minimise conflict between vehicular traffic and pedestrians, and maintain the safety and efficiency of the state highway network.

18.2 Anticipated Environmental Results

The Tokoroa Business Zone is intended to achieve the following anticipated environmental results:

- Increased flexibility to locate a range of commercial and light industrial activities that complements the range of commercial services located in the Tokoroa Town Centre Zone
- Better management of potential adverse environmental effects to maintain vehicle and pedestrian safety in a predominantly vehicle oriented commercial and light industrial environment
- Maintaining and enhancing the efficiency, functionality and safety of strategic transport corridors
- The Tokoroa Business Zone provides vibrant, fully developed and tenanted commercial and light industrial areas
- The character and amenity of adjacent residential areas is maintained through appropriate controls on building bulk, location and landscape treatments at these interfaces
- Reverse sensitivity impacts from residential development within the zone are avoided or minimised.

The Tokoroa Business Zone is a method to implement the objectives and policies contained within Chapter 4 (Objectives and Policies for the District's Towns).

18.3 Activities

18.3.1 Permitted Activities

The following are permitted activities in the Tokoroa Business Zone provided they comply with the Performance Standards set out in Rule 18.4 below

- a) Retail activities
- b) Restaurants, bars and cafes
 - ba) Drive through Restaurants
- c) Offices
- d) Commercial services

18 TOKOROA BUSINESS ZONE

- e) Places of assembly
 - ea) Health care services
- f) Health and veterinary services
- g) Visitor accommodation
- h) Education and childcare facilities
- i) Service stations including motor vehicle repairs
- j) Service industry
- k) Industrial activities, except those listed in Appendix H
- l) Craft workshops and studios
- m) Carparks
- n) Recreation and sporting activities on parks and reserves
- o) Indoor sporting and recreation facilities provided for in a reserve management plan
- p) Caretaker's accommodation
- q) Modifications, alterations and additions to an existing dwelling on the same site
 - qa) Emergency Service Facilities
- r) Clearance of indigenous vegetation, land disturbance and drainage that is a permitted activity under Rule 14.4.1.

18.3.2 Restricted Discretionary Activities

The following are restricted discretionary activities in the Tokoroa Business Zone:

- a) Any activity listed in Rule 18.3.1 that does not conform to the Performance Standards in Rule 18.4.

The specific matters where discretion is reserved are identified in Rules 8.3.3 and 8.3.4 and shall be used when considering a resource consent application for a restricted discretionary activity in the Tokoroa Business Zone.

18.3.3 Discretionary Activities

Activities that are not permitted or restricted discretionary will be discretionary activities in the Tokoroa Business Zone.

The following are also discretionary activities in the Tokoroa Business Zone:

- a) Residential accommodation (other than that listed in 18.3.1)
- b) Industrial activities listed in Appendix H
- c) Clearance of indigenous vegetation, land disturbance and drainage that is a discretionary activity under Rule 14.4.2.

The assessment criteria contained in Rule 8.4 shall be used when considering a resource consent application for a discretionary activity in the Tokoroa Business Zone, with the Performance Standards in Rule 18.4 used as a guide for assessment purposes.

18.3.4 Non Complying Activities

The following are non-complying activities in the Tokoroa Business Zone:

- a) Within the National Grid Yard:

- i) Any building or addition to a building for a sensitive activity
- ii) Any change of use to a sensitive activity or the establishment of a new sensitive activity
- iii) Any building, structure or earthworks not permitted by Rule 18.4.1 d).

18.4 Performance Standards

The following Performance Standards apply to all activities specified in Rule 18.3.1 (Permitted Activities), and to restricted discretionary activities in the zone if granted. Failure to comply with one or more of the performance standards results in that activity being a restricted discretionary activity.

18.4.1 Building Setbacks, and Earthworks

- a) Buildings must be set back from the front boundary - Nil
- b) Buildings must be set back from the side and rear boundaries - Nil, unless adjoining the Tokoroa Residential Zone where a setback of five metres is required
- c) Within any part of a National Grid Yard:
 - i) Under the National Grid Conductors (wires)
 - a) On existing urban sites, the following buildings and structures are permitted within the National Grid Yards:
 - An accessory building for a sensitive activity, or
 - A building that does not involve an increase in the building height or footprint where alterations and additions to an existing building for a sensitive activity, or
 - a building not associated with a sensitive activity (unless it is an accessory building)
 - b) On all sites within any part of the National Grid Yard any buildings and structures must:
 - be permitted by a) above, or
 - be a fence, or
 - be Network Utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid, or
 - be an official sign, and
 - c) All buildings or structures permitted by a) and b) above must comply with at least one of the following conditions:
 - A minimum vertical clearance of 10m below the lowest point of the conductor associated with National Grid lines or
 - Demonstrate that safe electrical clearance distances are maintained under all National Grid line operating conditions.
 - ii) Activities around National Grid support structures
 - a) Buildings and structures shall be at least 12m from a National Grid support structure unless it is a:
 - Network Utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid or
 - Fence more than 5m from the nearest support structure.

- iii) Any earthworks within a National Grid Yard shall:
- a) Around Poles
- i) Be no deeper than 300mm within 2.2 metres of a National Grid pole support structure or stay wire; and
- ii) Be no deeper than 750mm between 2.2 to 5 metres from a National Grid pole support structure or stay wire.

Except that vertical holes not exceeding 500mm diameter beyond 1.5 metres from the outer edge of a pole support structure or stay wire are exempt from (i) and (ii) above

- b) Around Towers
- iii) Be no deeper than 300mm within 6 metres of the outer visible edge of a National Grid tower support structure; and
- iv) Be no deeper than 3 metres between 6 to 12 metres from the outer visible edge of a National Grid tower support structure.
- c) Anywhere within the National Grid Yard
- v) Shall not create an unstable batter that will affect a National Grid support structure; and/or
- vi) Shall not result in a reduction in the ground to conductor clearance distances as required by table four of NZECP34:2001.

Provided that

- Earthworks undertaken by a Network Utility operator; or
- Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road (including a farm track), footpath or driveway.

are exempt from (i) to (iv) above

ADVISORY NOTES: Works close to any electricity line can be dangerous. Compliance with NZCEP34:2001 is mandatory for all buildings, earthworks and mobile plant within close for Safe Distances proximity to all electric lines.

Vegetation to be planted within the transmission or sub-transmission corridors should be selected and/or managed so that it does not breach the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator.

18.4.2 Site coverage

The maximum extent that buildings can cover a site is 75%, subject to compliance with any setback requirements in Rule 18.4.1, parking and loading space requirements in Rule 18.4.3, and landscaping and planting requirements in Rule 18.4.5.

18.4.3 Parking

Provision of on-site car parking, loading spaces and vehicular access shall be in accordance with Chapter 11 Parking, Loading and Access.

18.4.4 Height

- a) Maximum building height - 15 metres
- b) Height to boundary - No part of any building shall protrude through (whichever is the lesser of) a plane rising at an angle of 45° commencing at:

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

18.4.5 Planting and screening

Planting and screening shall be provided in the following situations:

- a) A planting strip at least two metres wide, comprising trees, shrubs and grasses, shall be provided along the site boundary that adjoins a road, with the exception of areas used for vehicular access to the site
- b) A close-boarded fence at least 1.8m in height shall be provided along the full length of any boundary with a property within the Tokoroa Residential Zone.

18.4.6 Signage

- a) There is no size limit on signs on or attached to, and within the physical building dimensions of, the walls or fascias of the building
- b) Free-standing signs must not exceed one per road frontage, with a maximum size of 20m² (excluding heritage building sites listed in Appendix B) in each direction (maximum two directions) and up to 10m² of ancillary signage elsewhere on the site
- c) Signs shall not detrimentally affect traffic safety by creating a visual obstruction or by causing confusion to motorists
 - i) A sign must not mimic the design, wording, graphics, shape or colour of an official traffic sign
 - ii) A sign may not prevent the driver of a vehicle from having a clear and unobstructed view of official traffic signs or signals, approaching or merging traffic or any corner, bend, intersection or vehicle crossing.
- d) In a speed environment of 70km/h and over, a sign must not incorporate reflective materials, flashing illumination, aerial display, animated display, moving display or any other non-static two or three dimensional mechanism designed to catch attention.
- da) The sign must advertise the name of a business located on the property or otherwise relate to activities located on the property
- e) The owner of a sign shall be responsible for ensuring that it is well maintained.
- f) The minimum lettering size and maximum number of words on signs shall meet the standards in Rules 12.4.3 e) and f).

ADVISORY NOTE: This plan does not restrict sandwich board signs on footpaths, which are subject to Council's Public Places Bylaw.

18.4.7 Verandah Provision

All buildings that had a verandah over any part of the legal road on 7 November 2012 shall continue to provide at least equivalent pedestrian shelter. Any redevelopment of the site shall include verandahs at least as extensive as existed on that date.

18.4.8 Noise, Vibration and Glare

- a) Noise, vibration and glare from any activity in the Zone shall comply with the rules in Chapter 15

18 TOKOROA BUSINESS ZONE

- b) Caretakers' accommodation and Residential accommodation at first floor level – The total internal noise level in any habitable room shall not exceed 35dB $L_{Aeq}(24 \text{ hours})$ while at the same time complying with the ventilation requirements of Clause G4 of the NZ Building Code. The total noise level shall include all intrusive noise and mechanical services.

In determining the external noise level, it shall be assumed that the noise incident upon the noise-sensitive facade is from at least three separate activities simultaneously generating the maximum allowable noise level for that zone.

Compliance with the above must be confirmed in writing by a suitably qualified and experienced acoustic consultant.

18.4.9 Natural Hazards

- a) The floor level of any habitable building shall be at least 0.5m above the 1% design flood level
b) All buildings shall be set back at least 25m from the edge of any river.

18.4.10 Hazardous Substances

Storage or use of hazardous substances shall comply with Appendix G (Hazardous Substances).

18.4.11 Dust and Silt Control

- a) There shall be no dust nuisance beyond the boundary of the site from which the dust is sourced. A dust nuisance will occur if there is visible evidence of suspended solids in the air beyond the boundary of the site; and/or there is visible evidence of suspended solids traceable from a dust source settling on the ground, building or structure on a neighbouring site or water.
b) All silt shall be contained within the site it is sourced, and any stockpiles of loose material shall be contained or maintained in such a manner to prevent dispersal of material into the air.

ADVISORY NOTE: Council's Code of Practice for Subdivision and Development also contains standards for building projects that involve earthworks.

18.4.12 Scale of Activity and Access

- a) No new direct vehicle accesses onto the state highway shall be created
b) Activities accessing a state highway shall not result in an increase in traffic that exceeds 100 vehicle movements in any given peak hour
c) Activities accessing a local road shall not result in an increase in traffic that exceeds 200 vehicle movements in any given peak hour

18.4.13 Water and Wastewater

No activity, or combination of activities on a site shall have either:

- a) A requirement for water from Council's reticulated supply exceeding 10m³ per connection per day (this does not include water required to be taken or used for emergency or training purposes in accordance with section 48 of the Fire and Emergency New Zealand Act 2017).
b) A requirement to discharge wastewater to a public sewer exceeding 10m³ per connection per day.

18.5 Other Rules

The following chapters may also be relevant:

- Chapter 10 (Subdivision) in respect of the subdivision of land
- Chapter 12 (Temporary Activities) in respect of events, temporary structures and temporary signage
- Chapter 13 (Network Utilities and Infrastructure) in respect of construction and maintenance of network utility structures