

# 5D Special Commercial Activity Area

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## 5D(i) Station Village

### 5D(i) 1 Issues, Objectives and Policies

#### 5D(i) 1.1 Local Area Issue

##### 5D(i) 1.1.1 Leisure, Entertainment and Craft Centre

###### Issue

The Station Village complex is a leisure, entertainment and craft centre encompassing a recognised historic building, and additional buildings designed in keeping with the historic theme. The complex attracts people from the City and the wider region. While it is important to maintain a leisure, entertainment and craft centre for the City, activities shall not compromise the historic significance of the Station Building and its complementary surroundings.

###### Objective

To promote leisure, entertainment and craft activities at the Station Village site, without compromising the historic theme of Station Village, and in particular the historic significance of the Station Building.

###### Policies

- (a) That leisure, entertainment and craft activities be provided for in this Activity Area.
- (b) That activities at Station Village are of a character, intensity and scale to ensure that the visual amenity values and historic nature of the Village are not affected adversely.

###### Explanation and Reasons

Station Village provides leisure, entertainment and craft activities for the City. While visitors are primarily attracted to Station Village for the activities present there, the historic appearance of the complex is an important component of this attraction. It is therefore, essential that activities do not compromise the visual character associated with the historic theme.

## 5D(i) 1.2 Site Development Issue

### 5D(i) 1.2.1 Buildings and Structures

#### Issue

**Buildings and structures at the Station Village complex have been designed to be compatible with the historically significant Station Building. To ensure the visual character of Station Village is maintained and enhanced, the development of buildings and structures will be managed.**

#### Objective

To ensure the size, scale, location, design and external appearance of buildings and structures at Station Village are compatible with the Station Building and the visual character of the Station Village complex.

#### Policies

- (a) That the visual character of the Station Village complex is maintained and enhanced.
- (b) That the Station Building be protected in its current form and design.
- (c) That any new building or structure, or alteration or modification to an existing building or structure, be designed to be compatible with the architecture of the Station Building.
- (d) That any new building or structure, or alteration or modification to an existing building or structure, be designed and located on site to ensure that the central focus of the Station Building is maintained.
- (e) That the total floor area of all cottage industries and retail activities on the Station Village site be limited.

#### Explanation and Reasons

To protect the historic value of the site, it is important that any new building or structure or alteration or modification to an existing building or structure, should be compatible with the architecture of the Station Building. It is also important to ensure that new buildings are not designed or located on site, in a manner that physically overpowers the Station Building.

The Act has particular regard to the recognition and protection of the heritage values of sites, buildings, places or areas, in section 7(e). Therefore, historical features in the City such as the Station Building, should be recognised and protected. The Station Building is classified in the Historic Places Trust Register as a Category I Historic Place. This means that it is a place of special or outstanding historical or cultural heritage significance or value. The Edwardian style building, constructed in 1905, is recognised as having more detail than is common in railway stations of comparable size. Thus, it is important to retain the building's historical architecture and design.

The extent of retailing at Station Village is purposely limited to ensure that no greater off-site effects are generated than were envisaged at the time the original resource consent was granted. As the aim of the Station Village complex is to promote leisure, entertainment and craft activities, it is important that activities of this nature are encouraged. Thus, the total site area provided for cottage industries and retail shops in Station Village shall be limited to ensure that adverse effects are remedied or mitigated.

## 5D(i) 2 Rules

### 5D(i) 2.1 Permitted Activities

- (a) Places of assembly.
- (b) Licensed premises.
- (c) Restaurants, cafes and takeaway food premises.
- (d) Cottage industries and retail activities.
- (e) Markets for the sale of craft products, fruit and other produce and materials or articles of a like nature.
- (f) Office activities above the ground floor of any building.

#### 5D(i) 2.1.1 Permitted Activities - Conditions

- (a) **Minimum Yard Requirements:**  
Front yard - minimum depth of 3.0m to provide for pedestrian movement and landscaping.
- (b) **Maximum Height of Buildings and Structures:** 12.0m.
- (c) **Maximum Site Coverage:**  
50% (the site shall be deemed to consist of the entire Station Village complex).
- (d) **Maximum Site Area:**  
Cottage industries and retail activities shall not exceed 1000m<sup>2</sup> of the total site area. Retail activities where not associated with a cottage industry shall occupy no more than 300m<sup>2</sup> of the 1000m<sup>2</sup>.
- (e) **Screening and Storage:**
  - (i) Refuse shall be stored in containers within buildings and disposed of efficiently without creating any adverse effects.
  - (ii) All outdoor storage and servicing areas shall be screened so that they are not visible from a road or public space. Where this is not practicable such areas must be screened by a close-boarded fence or a fence made of solid material with a minimum height of 1.8m.
- (f) **Landscaping:**  
At least 5% of car parking areas shall be landscaped. Areas within the car parking area, and areas adjoining or fronting roads must be landscaped.
- (g) **Verandahs:**  
All buildings shall provide a verandah along the full length of the building where it fronts a pedestrian area, to be designed in relation to its neighbours, so as to provide continuous weather protection for pedestrians.
- (h) **Hours of Operation:**  
Operating hours shall be no later than 11.00pm on Sundays to Thursdays inclusive, and no later than 1.00am on the mornings following Fridays, Saturdays and Public Holidays.

**(i) Dust:**

All outside areas shall be sealed, surfaced, or managed appropriately to ensure that there are no adverse effects from dust.

**(j) Odour:**

All activities shall be carried out in such a manner so as to ensure that there is not an offensive odour at or beyond the site boundary.

**(k) Lightspill and Glare:**

(i) Artificial light shall not result in added illuminance in excess of 8 lux measured at the window of a dwelling on a neighbouring site.

(ii) All activities shall be undertaken so as to avoid all unreasonable light spill beyond the site boundary.

(iii) All activities and constructions shall be undertaken so as to avoid glare (light reflection) beyond the boundary of the site.

**(l) General Rules:**

Compliance with all General Rules - see Chapter 14.

## 5D(i) 2.2 Restricted Discretionary Activities

- (a) The erection of, or alteration to, any building or structure for the use of any Permitted Activity. This includes the relocation of any existing building or structure from another site.

### 5D(i) 2.2.1 Matters in which Council has Restricted its Discretion and Standards and Terms

Design and External Appearance of any Building or Structure:

- The compatibility of any building or structure with the Edwardian architecture of the Station Building, and the visual character of the Station Village complex.
- Whether the location or design of any building or structure overpowers the central focus of the Station Building.

### 5D(i) 2.2.2 Other Matters

All Restricted Discretionary Activities must comply with other relevant Permitted Activity Conditions.

## 5D(i) 2.3 Discretionary Activities

- (a) Except where stated in the General Rules, any Permitted or Restricted Discretionary Activity which fails to comply with any of the relevant Permitted Activity Conditions, or relevant requirements of Chapter 14 - General Rules.

### 5D(i) 2.3.1 Assessment Matters for Discretionary Activities

- (a) The matters contained in sections 104 and 105, and in Part II of the Act shall apply.
- (b) The degree of compliance or non-compliance with any relevant Permitted Activity Conditions.

## 5D(i) 2.4 Non-Complying Activities

- (a) All other activities not listed as a Permitted, Restricted Discretionary or Discretionary Activity.

## 5D(i) 2.5 Other Provisions

- (a) Subdivision - See Chapter 11.
- (b) Financial Contributions - See Chapter 12.
- (c) Utilities - See Chapter 13.
- (d) General Rules - See Chapter 14.

## 5D(i) 3 Anticipated Environmental Results

- (a) An attractive leisure, entertainment and craft centre which does not compromise the historic theme of the complex, and the historic significance of the Station Building.
- (b) A limited extent of retail activities so as to not undermine the strength of other commercial centres.

# 5D(ii) Boulcott Village

## 5D(ii) 1 Issues, Objectives and Policies

### 5D(ii) 1.1 Local Area Issue

#### 5D(ii) 1.1.1 Adverse Effects of Activities on Adjoining Residential Activity Areas

##### Issue

**Boulcott Village commercial centre is located next to a residential activity area. Some activities in the commercial centre can generate adverse effects which detract from the amenity values of adjoining residential areas.**

##### Objective

To ensure that activities at Boulcott Village do not have adverse effects on adjoining residential activity areas.

##### Policies

- (a) That activities at Boulcott Village are of a character, intensity and scale that the amenity values of adjoining residential activity areas are not affected adversely.
- (b) That adverse effects generated by activities at Boulcott Village, such as noise, odour and lightspill, are managed to ensure that residential amenity values are maintained.

##### Explanation and Reasons

The close proximity of Boulcott Village to the residential area warrants the need to protect residential amenity values from the adverse effects of activities at the commercial centre. Adverse effects generated by Boulcott Village operations such as noise, odour and light spill, can significantly detract from the amenity values of residential areas. The character, intensity and scale of development at Boulcott Village is also controlled to ensure development is compatible with neighbouring residential activities.

## 5D(ii) 1.2 Site Development Issue

### 5D(ii) 1.2.1 Adverse Effects of Buildings and Structures on Adjoining Residential Activity Areas

#### Issue

**Buildings and structures at the Boulcott Village commercial centre can have an adverse effect on the amenity values of adjoining residential areas. To ensure the amenity values of residential areas are not affected adversely the development of buildings and structures will be managed.**

#### Objective

To control the size, scale, location, design and external appearance of buildings and structures at the Boulcott Village commercial centre.

#### Policies

- (a) That the size, scale and location of buildings and structures be designed to be compatible with the amenity values of surrounding residential areas.
- (b) That the design and external appearance of all buildings and structures be managed.
- (c) That where Boulcott Village abuts a residential area there will be a separation distance to avoid or mitigate any adverse effects on the amenity values of the residential area.

#### Explanation and Reasons

Buildings and structures at Boulcott Village can have an adverse effect on the amenity values of adjoining residential areas. The size, scale, location, design and external appearance of any building or structure will be managed to ensure they are compatible with the residential environment.

## 5D(ii) 2 Rules

### 5D(ii) 2.1 Permitted Activities

- (a) Retail and commercial activities where the gross floor area of buildings does not exceed 100m<sup>2</sup>.

#### 5D(ii) 2.1.1 Permitted Activities - Conditions

- (a) **Minimum Yard Requirements:**
  - (i) Front yard - minimum depth of 4.5m, provided that a verandah may be erected within the front yard.
  - (ii) Side and rear yard - minimum depth of 3.0m where the site abuts a residential activity area.

**(b) Sealing of Yard Spaces:**

Yard spaces between commercial buildings and residential boundaries shall, unless landscaped, be sealed or paved in an all weather material, so designed as to prevent surface water discharge to adjoining sites.

**(c) Maximum Height of Buildings and Structures: 8.0m.**

**(d) Recession Plane:**

All buildings and structures shall comply with the recession plane requirements of abutting residential activity areas.

**(e) Maximum Site Coverage: 50%.**

**(f) Maximum Gross Floor Area:**

- (i) For permitted retail activities and services, and office activities the maximum gross floor area for any one shop, firm or agency shall not exceed 100m<sup>2</sup>.
- (ii) For any permitted restaurant or cafe, the maximum gross floor area shall not exceed 125m<sup>2</sup>, with a maximum customer area of not more than 70m<sup>2</sup>.

**(g) Maximum Number of Persons Employed on Site:**

Any permitted office activity shall not employ more than 4 persons on site (including the principal or principals).

**(h) Landscaping:**

At least 5% of the site shall be landscaped. Such landscaping shall be designed to screen storage and yard areas, as well as screen car parking spaces.

**(i) Screening and Storage:**

- (i) Refuse shall be stored in containers within buildings and disposed of efficiently without creating any adverse effects.
- (ii) All outdoor storage and servicing areas shall be screened so that they are not visible from a road or public space. Where this is not practicable such areas must be screened by a close-boarded fence or a fence made of solid material with a minimum height of 1.8m.
- (iii) Where Boulcott Village abuts a residential activity area a close-boarded fence or fence made of solid material with a minimum height of 1.8m shall be provided.

**(j) Storage of Goods on Site:**

No goods shall be stored outdoors, in or on any containers, where such storage could create a hazard to the health of site users, or adjoining site occupiers, or where such storage would be visible from adjoining properties or a public place.

**(k) Odour:**

All activities shall be carried out in such a manner so as to ensure that there is not an offensive odour at or beyond the site boundary.

**(l) Glare and Lightspill:**

- (i) Artificial light shall not result in added illuminance in excess of 8 lux measured at the window of a dwelling on a neighbouring site.
- (ii) All activities shall be undertaken so as to avoid all unreasonable light spill beyond the site boundary.
- (iii) All activities and constructions shall be undertaken so as to avoid glare (light reflection) beyond the boundary of the site.

**(m) Verandahs:**

All buildings shall provide a verandah along the full length of the building where it fronts a pedestrian area, to be designed in relation to its neighbours, so as to provide continuous weather protection for pedestrians.

**(n) Servicing Hours:**

Where a site abuts a residential activity area, servicing of activities must not occur between the hours of 10.00pm and 7.00am.

**(o) General Rules:**

Compliance with all General Rules - see Chapter 14.

## 5D(ii) 2.2 Restricted Discretionary Activities

- (a) The erection of, or alteration to, any building or structure for the use of any Permitted Activity. This includes the relocation of an existing building or structure from another site.

### 5D(ii) 2.2.1 Matters in which Council has Restricted its Discretion and Standards and Terms

Design and External Appearance of any Building or Structure:

- The design and appearance of buildings and structures shall be in harmony with the general appearance of other buildings in the immediate vicinity.
- Buildings shall be designed so that they are not considered obtrusive from other activity areas.
- The degree of visual and aural privacy for both occupants and neighbours shall be managed. For example, areas that have food preparation facilities should be located as far from external side boundaries as possible.
- Buildings shall be of a pitched roof design.
- Metallic elements of any building or structure shall be designed to avoid glare reaching adjoining sites.

### 5D(ii) 2.2.2 Other Matters

All Restricted Discretionary Activities must comply with other relevant Permitted Activity Conditions.

## 5D(ii) 2.3 Discretionary Activities

- (a) Except where stated in the General Rules, any Permitted or Restricted Discretionary Activity which fails to comply with any of the relevant Permitted Activity Conditions, or relevant requirements of Chapter 14 - General Rules.
- (b) Brothels and commercial sexual services on a site abutting or directly across the road from schools, pre-school facilities, churches and other similar religious establishments or a residential activity area.

### 5D(ii) 2.3.1 Assessment Matters for Discretionary Activities

- (a) The matters contained in sections 104 and 105, and in Part II of the Act shall apply.
- (b) The degree of compliance or non-compliance with any relevant Permitted Activity Conditions.

### 5D(ii) 2.4 Non-Complying Activities

- (a) All other activities not listed as a Permitted, Restricted Discretionary or Discretionary Activity.

### 5D(ii) 2.5 Other Provisions

- (a) Subdivision - See Chapter 11.
- (b) Financial Contributions - See Chapter 12.
- (c) Utilities - See Chapter 13.
- (d) General Rules - See Chapter 14.

## 5D(ii) 3 Anticipated Environmental Results

- (a) Protection of the amenity values of residential activity areas from the adverse effects of activities at the Boulcott Village commercial centre.