

6 Business

Introduction

The business activity areas accommodate a range of activities including industrial, some commercial and extraction activities. There are four business activity areas which are significantly different:

- (a) **General Business Activity Area;**
- (b) **Special Business Activity Area;**
- (c) **Avalon Business Activity Area; and**
- (d) **Extraction Activity Area.**

(a) General Business Activity Area

The General Business Activity Area accommodates a mix of certain commercial and industrial activities. The industrial activities are incompatible in other activity areas, such as residential or recreational areas, due to the nature of industry generated effects. The provision of a separate General Business Activity Area protects other activity areas from the potential adverse effects of industrial activities.

The range of industrial activities accommodated includes manufacturing operations, warehouses, kokiri centres and service industries. The non industrial activities accommodated include training facilities, conference centres and places of assembly.

The General Business Activity Area also accommodates certain commercial activities which provide a supporting role to the retail function of central and suburban commercial centres. Retailing is carefully managed to ensure that the strength of commercial centres is not compromised. (See Chapter 1, Section 1.10.4).

There are a number of significant resource management issues relating to business activities which are addressed by the provisions of the General Business Activity Area. These include the following:

- (i) Compatibility at the interface areas,
- (ii) Impact on amenity values of the area,
- (iii) Impact on main entrance routes,
- (iv) Adverse effects on the receiving environment, and
- (v) Management of hazardous substances.

(b) Special Business Activity Area

The Special Business Activity Area is located in Seaview/Gracefield where large scale business operations have been accommodated for a number of years. The area accommodates a long established and regionally important area for industrial activities including the location of the regional oil terminal and storage facilities for the oil industry and other large scale industrial activities. Some of these business operations manufacture, handle, use or store hazardous substances in large quantities. Such hazardous facilities are not appropriate in other business activity areas of the City which are near residential development or environmentally sensitive areas.

The isolated location and size of sites in the Special Business Activity Area contribute to their suitability for potentially hazardous facilities. The area has the advantage of being large and separated from residential areas by a buffer area. The buffer comprises a General Recreation Activity Area, including the Hutt Park, the Special Recreation Activity Area and a General Business Activity Area. At Seaview the buffer is within the residential area itself and consists of steep hillside land providing a vertical barrier.

There is the opportunity for new development in Seaview/Gracefield which may take advantage of the size and location of these sites. There is an effective transport network comprising road, rail and harbour transport services; and the sites have either a sea or hill view.

Retailing is restricted to ensure that the strength of commercial centres is not undermined, and also to maintain an acceptable level of risk for sites near potentially hazardous facilities. (See Chapter 1, Section 1.10.4).

The generated effects of activities in Seaview/Gracefield need to be managed to maintain and enhance the amenity value of the surrounding area, and the receiving environment. The level of risk associated with hazardous facilities needs to be managed to protect not only the local workforce, but also the general public and the surrounding environment. These issues will be addressed at both a local and site development level.

(c) Avalon Business Activity Area

The Avalon Business Activity Area covers the Avalon Television Centre on Percy Cameron Street and the National Film Unit on Fairway Drive. The Television Centre consists of a 13 storey administration building, and a television studio complex. When the complex was first built it was New Zealand's principal centre for television broadcasting and administration. Although this is still the principal activity, the uses on site have broadened to include a range of media and communication activities.

The National Film Unit was purpose built in the late 1970's for the then state-supported film industry. The site consists of a three storey office block, with studios, laboratories, workshops and associated film facilities areas. There is also a cinema complex.

The nature of the activities on these two sites are unique and are best accommodated by the provisions of the Avalon Business Activity Area. The current activities undertaken on these sites include film related activities, television production and broadcasts, other telecommunication activities (including those associated with satellite communications), a computer business, film processing laboratories and administrative and office functions for the above activities. These sites could accommodate additional activities in the future, should the demand by telecommunication and television related activities decline. Such additional activities will be assessed in terms of their impact on the surrounding area.

Both sites are surrounded by residential and recreational activity areas. Therefore, the requirements of the Avalon Business Activity Area will accommodate those activities which are not dissimilar to the present activities in terms of generated effects, provided any adverse effects on the amenity values of the surrounding residential and recreational area are avoided or mitigated.

(d) Extraction Activity Area

There are sand, shingle and rock supplies in close proximity to the urban areas of Lower Hutt. These minerals are extracted from local rivers, beaches and the escarpment for industrial and construction purposes. The presence of mineral extraction sites close to built up areas helps to keep the cost of transport and storage low. The removal of topsoil is also an extraction activity of commercial value.

Areas for coastal sand and shingle extraction have been identified at the mouth of the Orongorongo River, Fitzroy Bay, and the mouth of the Hutt River. Sand and shingle extraction in these areas is either managed by the Wellington Regional Council if the site is below Mean High Water Springs, or as a Discretionary Activity in the General Rural Activity Area. The removal of topsoil is also addressed by the provisions of the General Rural Activity Area. Extraction of greywacke rock will be dealt with in the Extraction Activity Area along the escarpment.

The Extraction Activity Area provides a balanced approach to ensure that where mineral extraction occurs, there is not an adverse effect on adjoining areas. Mineral extraction by its very nature disturbs the surface of land and many elements of mining and processing can cause adverse effects for adjacent landowners. For example, adverse effects include noise, dust, traffic volume and visual impact. It is necessary to manage extraction activities to avoid or mitigate any adverse effects on the amenity values of the area and the receiving environment. This will be achieved using a quarry management plan.