

# 6C Avalon Business Activity Area

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## 6C 1 Issues, Objectives and Policies

### 6C 1.1 Local Area Issue

#### 6C 1.1.1 Accommodation of a Mix of Activities

##### Issue

The Avalon Business Activity Area covers the Avalon Studios Site on Percy Cameron Street and the former National Film Unit on Fairway Drive. Both are large sites which abut recreational and residential areas. The principal activity has been television production and broadcasting, as well as a range of media and communication activities. These activities contribute substantially to the local economy and provide local employment.

In order to make best use of the land, buildings and infrastructure of the properties, and in recognition of the economic benefits of increased activity, a mix of activities not necessarily associated with television and film production and broadcasting activities, but consistent with their effects, is appropriate.

An increased range of activities has the potential to change the character of the area and of generating effects which require consideration in terms of the amenity values of the adjoining residential and recreational areas. Such effects are most likely to arise as a result of activities and developments in close proximity to the boundaries of the area. It is necessary to manage the effects of activities in relation to the boundaries of the area in order to avoid or mitigate adverse effects on the character and amenity values of the adjoining areas.

##### Objective

To accommodate a mix of activities in a manner which avoids or mitigates adverse effects on the character and amenity values of the area and the surrounding residential and recreational areas.

##### Policies

- (a) That the accommodation of activities involved with television and film production and broadcasting, media and communication activities be maintained.
- (b) That the effects of activities are managed to avoid or mitigate adverse effects on the character and amenity values of the area and surrounding residential and recreational areas.
- (c) That the accommodation of activities not associated with telecommunications or film and television production and broadcasting be managed to avoid or mitigate adverse effects on the character and amenity values of the area and surrounding residential and recreational areas.

- (d) That adverse effects on other commercial and business sectors are avoided when accommodating activities not associated with telecommunications or film and television production and broadcasting.
- (e) That any subdivision in the Avalon Business Activity Area avoids or mitigates adverse effects on the surrounding residential and recreational activity areas.

### Explanation and Reasons

The Avalon Business Activity Area is recognised as a significant physical resource which enables the community to provide for its wellbeing. A wide range of activities is presently undertaken in the area. It is appropriate to accommodate the continuation, expansion and diversification of the activities in the area, provided that this is achieved in a way that ensures that adverse effects on the character and amenity values of nearby residential and recreational areas are avoided and mitigated.

This is a particularly important issue to address at the interface with residential or recreational activity areas. The accommodation of a mix of activities should ensure that there is compatibility at the interface.

Any further subdivision of the Avalon Studios and former National Film Unit sites should be managed to avoid adverse effects associated with increased intensification or fragmentation of the sites. Further subdivision of the sites may reduce the buffer area separating residential areas from the existing buildings; or it may lead to increased activity on the site which has the potential to generate adverse effects on the surrounding area.

For this reason, the Avalon Business Activity Area has been divided into two areas either side of a line 30 metres from boundaries with other activity areas. Subdivision of land partly or wholly within Avalon Business Activity Area Sub-Area 1 (closest to the boundary) shall be a Discretionary Activity. Subdivision of land within Avalon Business Activity Area Sub-Area 2 (furthest from boundary) shall be a Controlled Activity. These two areas are shown as Sub-Area 1 and Sub-Area 2 in Appendices Avalon Business 1 and 2.

## 6C 1.2 Site Development Issue

### 6C 1.2.1 Effects on Amenity Values of the Area

#### Issue

**The Avalon Business Activity Area comprises, and will continue to comprise, buildings and structures in an open setting. Continuation of this form of development, where its reasonable separation from surrounding recreational and residential areas ensures that it has no significant adverse effect on them, will contribute to economic wellbeing.**

**However, the site development, buildings and structures used by activities in the Avalon Business Activity Area may have adverse effects on the surrounding area which comprises residential and recreational activity areas. The adverse effects include out of scale development, impact on daylight and sunlight, and visual detraction. It is necessary to manage the buildings and structures and associated site development to avoid or mitigate adverse effects on the character and amenity values of the surrounding area.**

## Objective

To ensure that the site development, structures and buildings are designed and maintained to enhance the amenity values and character of the area, and the surrounding residential and recreational areas.

## Policies

- (a) That the scale, location and external appearance of any structures and buildings within 30 metres of Percy Cameron Street and Fairway Drive, recreational areas and residential areas are managed to ensure that amenity values and character of the area and the surrounding residential and recreational activity areas are maintained and enhanced.
- (b) That the scale and location of any structures and buildings not within the buffer areas described in (a) above are managed through appropriate Permitted Activity Conditions.

## Explanation And Reasons

The nature of activities at the Avalon Studios Site and the former National Film Unit has changed in recent years to accommodate a range of business activities. The range includes film related activities, television 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.

The adverse effects generated by this range of activities shall be managed to avoid or mitigate adverse effects on the surrounding residential and recreation activity areas. This will be achieved by dividing the Avalon Business Activity Area into two sub-areas either side of a line 30 metres from the boundary with adjacent activity areas and Percy Cameron Street and Fairway Drive. Further subdivision will be managed to ensure that increased intensification or fragmentation of the sites does not cause adverse effects on the surrounding area, especially at the outer parts of the activity area (Sub-Area 1). Any future proposals to construct new buildings or structures, or to alter existing buildings will be managed to protect the character and amenity values of surrounding areas by requiring all buildings and structures in the outer 30 metres of the activity area (Sub-Area 1) to require resource consent as a Restricted Discretionary Activity.

Future activities will also need to ensure that all parking requirements can be accommodated on site to avoid congestion of the roads. Principal access to the centres should be maintained as being from Fairway Drive for the former National Film Unit, and Percy Cameron Street for the Avalon Studios Site. This is to ensure that the residential roads in close proximity to the centres remain residential in nature, and do not become access routes to the centres.

## 6C 1.2.2 Effects of the Hutt River Flood Hazard

### Issue

**Buildings and structures within the Secondary River Corridor of the Hutt River can have adverse effects on flood protection structures. The size, scale and location of buildings and structures need to be managed to avoid or mitigate these adverse effects.**

### Objective

To avoid or mitigate adverse flood hazard effects on flood protection structures.

## Policies

- (a) To discourage the siting of buildings and structures in the Secondary River Corridor.
- (b) To ensure that buildings and structures in the Secondary River Corridor of the Hutt River have no more than minor adverse effects on flood protection structures.

## Explanation and Reasons

Buildings and structures which are inappropriately located can have adverse effects on adjoining activities. Buildings and structures in the Secondary River Corridor of the Hutt River could adversely affect flood protection structures. The outcomes identified in the Hutt River Floodplain Management Plan are relevant and should be taken into account in any assessment of effects. It is important that buildings and structures are discouraged in the Secondary River Corridor. It is therefore appropriate to control the location of buildings and structures.

In order to ensure that flood hazard effects are managed, minimum conditions are specified.

# 6C 2 Rules

## 6C 2.1 Permitted Activities

- (a) Telecommunication activities.
- (b) Media-related activities.
- (c) Television and film-related activities.
- (d) Administration and office activities.
- (e) Residential quarters for a caretaker's residence.
- (f) Industrial activities allied to film and television production and broadcasting activities.
- (g) Cottage industry activities.
- (h) Service industry activities.
- (i) Research activities.
- (j) Warehouse activities.
- (k) Recreation activities.
- (l) Educational activities.
- (m) Emergency facilities.

### 6C 2.1.1 Permitted Activities - Conditions

- (a) **Minimum Yard Requirements:**
  - (i) In respect of any boundary with Percy Cameron Street, Fairway Drive, a recreation activity area or residential activity area:
    - Front Yard - 5.0m
    - Side Yard - 5.0 m
    - Rear Yard - 5.0 m

(ii) In respect of any other boundaries:

Front Yard - 3.0m

Side Yard - 3.0m

Rear Yard - 3.0m

**(b) Maximum Height of Buildings and Structures:**

12.0m – Sub-Area 1.

15.0m – Sub-Area 2 of the former National Film Unit site.

20.0m – Sub-Area 2 of the Avalon Studios site.

The following activities are not required to comply with this Permitted Activity Condition:

The maintenance, replacement and addition of telecommunication facilities supported on the tower of the existing administration building on the Avalon Studios Site, which are of the same or similar size, height or scale, within the same or similar position and for the same or similar purpose.

In addition, these activities are not required to comply with the provisions of Chapter 13 - Utilities.

**(c) Maximum site coverage:** 50%

**(d) Recession Planes:**

Where any site adjoins a residential activity area, the maximum height of structures or buildings shall also comply with the recession plane formula for the abutting residential activity area.

**(e) Dust:**

All outside areas shall be sealed, surfaced, or managed appropriately so that there is no dust nuisance at or beyond the boundary of the site.

All use, handling and storage of goods, raw materials and waste materials shall be undertaken in such a manner so that there is no dust nuisance at or beyond the boundary of the site.

**(f) 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.

**(g) Light Spill 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, buildings and structures shall avoid glare (light reflection) beyond the site boundary.

**(h) Vibration:**

All activities that cause vibration shall be managed in such a manner that no vibration is discernible beyond the site boundary.

**(i) Storage:**

(i) All activities shall be provided with an outdoor area for storage of goods, materials and waste products. This area shall be clearly defined at the time an application is made for development or change of use and occupancy and shall be clear of vehicle access, manoeuvring and parking areas.

- (ii) All outdoor storage areas shall be of such dimensions as to adequately provide for the storage requirements of the proposed use.
  - (iii) Waste management: All storage and disposal of refuse will be carried out in such a manner so as to avoid causing adverse effects beyond the boundary of the site.
- (j) Property Access and Manoeuvring Space:**
- (i) The main access to the Avalon Studios Site shall be retained as being Percy Cameron Street.
  - (ii) The main access to the former National Film Unit shall be retained as being Fairway Drive.
  - (iii) Provision for property access and vehicle turning space shall comply with the requirements of Chapter 14A - Transport.
- (k) Landscaping and Screening Requirements:**
- (i) All outdoor storage and servicing areas must not be 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 or a continuous strip of dense landscaping of not less than 3m in width.
  - (ii) All outdoor storage and servicing areas within 30m of a residential or recreational area must not be visible from the boundary with this area. If screening is required, this shall comprise a close-boarded fence or a fence made of solid material with a minimum height of 1.2m and a maximum height of 1.8m, or by a continuous strip of dense landscaping of not less than 3m in width.
  - (iii) Where there are 5 or more parking spaces on site, that area is to be landscaped with appropriate vegetation.
- (l) Servicing Hours:**
- Servicing is not permitted between the hours of 10.00pm and 7.00am within Avalon Business Activity Area (Sub-Area 1).
- (m) Emergency facilities:**
- No sirens may be used within the Avalon Business Activity Area between the hours of 8.00pm and 7.00am, Monday to Sunday.
- (n) Secondary River Corridor**
- All new buildings and structures or additions in the Secondary River Corridor with a gross floor area of 20m<sup>2</sup> or less and with a setback of 20m or more from a flood protection structure.
- (o) General Rules:**
- Compliance with all matters in the General Rules - see Chapter 14.

## 6C 2.2 Restricted Discretionary Activities

- (a) All structures and buildings within Avalon Business Activity Area (Sub-Area 1), except for ancillary buildings not exceeding 40m<sup>2</sup> gross floor area.
- (b) The maintenance, replacement and addition of telecommunication facilities supported on the tower of the existing administration building on the Avalon Studios Site, which do not satisfy the requirements for exemption of Permitted Activity Condition 6C 2.1.1 (b).

- (c) All new buildings and structures or additions in the Secondary River Corridor with a gross floor area greater than 20m<sup>2</sup> or with a setback less than 20m from a flood protection structure.

### 6C 2.2.1 Matters in which Council has Restricted its Discretion and Standards and Terms

- (a) **All structures and buildings within Avalon Business Activity Area (Sub-Area 1), except for ancillary buildings not exceeding 40m<sup>2</sup> gross floor area**
  - (i) Design and External Appearance of Buildings and Structures:  
All buildings and structures shall be of such a design and external appearance to maintain and enhance the amenity values of the surrounding area. This shall be assessed in terms of design, shape, bulk, height, and location of all buildings and structures.
  - (ii) Maintenance of Structures, Buildings and Space About Buildings:  
All structures, buildings and space about buildings shall be maintained in a tidy state at all times to ensure that there is no adverse effect on the amenity values of the surrounding area.
  - (iii) Landscaping:  
The type and location/placement of landscaping on the site shall enhance the amenity values of the Avalon Business Activity Area and adjacent activity areas.
  - (iv) Traffic Generation:  
The safe and efficient movement of all traffic needs to be ensured. It should be demonstrated that traffic generation and vehicles entering and leaving the site will not adversely affect the traffic flows on the road, or cause a traffic hazard.
  - (v) Bulk, location and density of buildings:  
The bulk, location and density of buildings shall ensure there is no adverse effect on the amenity values of surrounding areas.
- (b) **The maintenance, replacement and addition of telecommunication facilities supported on the tower of the existing administration building on the Avalon Studios Site, which do not satisfy the requirements for exemption of Permitted Activity Condition 6C 2.1.1 (b).**
  - (i) Design and External Appearance of Buildings and Structures:  
All buildings and structures shall be of such a design and external appearance to maintain and enhance the amenity values of the surrounding area. This shall be assessed in terms of design, shape, bulk, height, and location of all buildings and structures.
  - (ii) Maintenance of Structures, Buildings and Space About Buildings:  
All structures, buildings and space about buildings shall be maintained in a tidy state at all times to ensure that there is no adverse effect on the amenity values of the surrounding area.
- (c) **All new buildings and structures or additions in the Secondary River Corridor with a gross floor area greater than 20m<sup>2</sup> or with a setback less than 20m from a flood protection structure.**
  - (i) Proximity of buildings and structures to flood protection structures; and
  - (ii) Adverse effects on flood protection structures.

**6C 2.2.2 Other Matters:**

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

**6C 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) Residential activities, except where it is necessary to provide residential quarters for a caretakers residence.
- (c) Industrial activities not listed Permitted Activities.
- (d) Places of assembly.
- (e) Health care services

**6C 2.3.1 Assessment Matters for Discretionary Activities**

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

**6C 2.4 Non-Complying Activities**

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

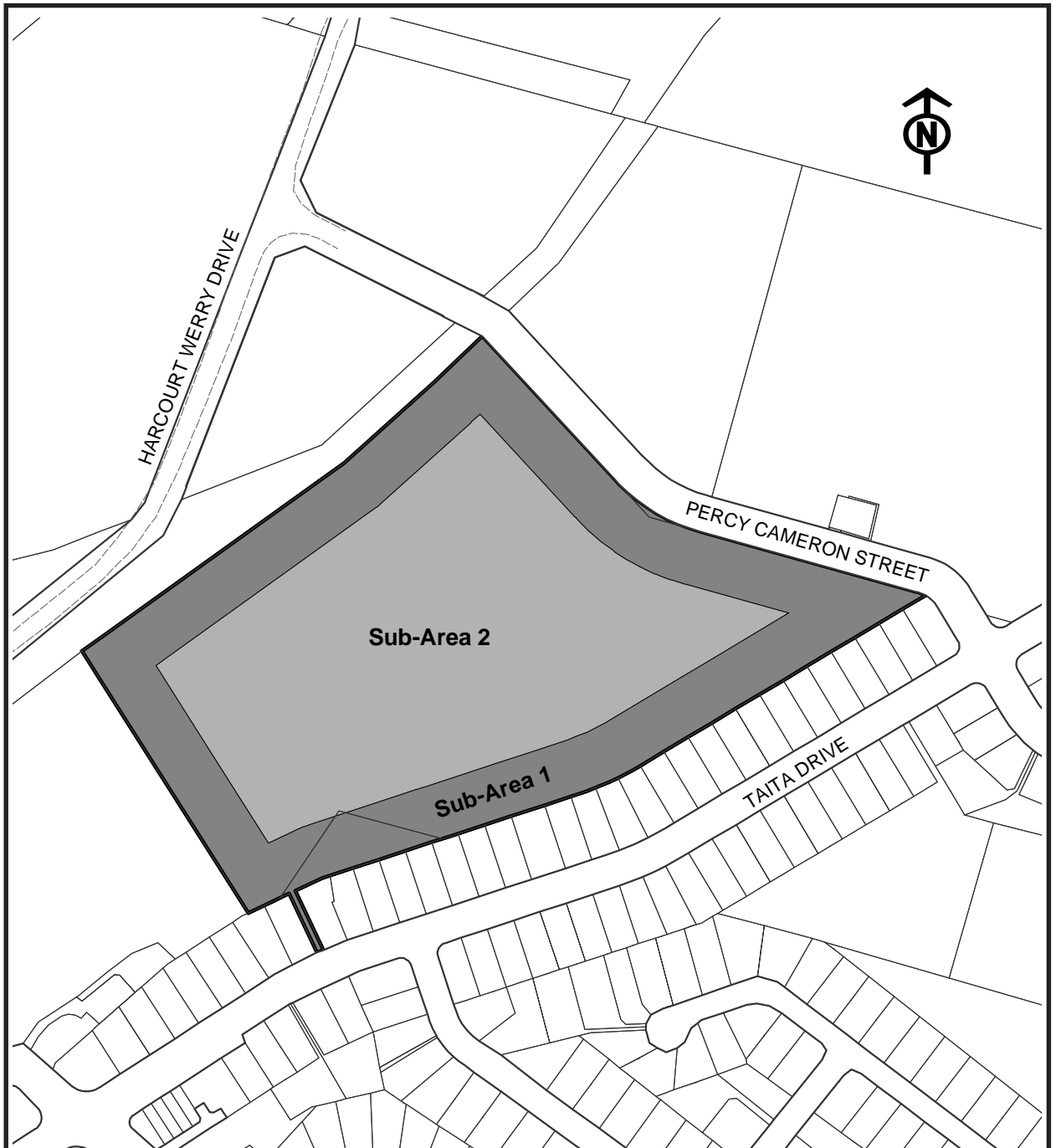
**6C 2.5 Other Provisions**

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

**6C 3 Anticipated Environmental Results**

- (a) Accommodation of a range of business activities, including but not restricted to those associated with telecommunications, media related operations, television and film production and transmission, which are compatible with the surrounding residential and recreational activity areas.
- (b) Amenity values of the Avalon Business Activity Area maintained.
- (c) Amenity values of the surrounding residential and recreational areas maintained.
- (d) The scale, size and location of buildings and structures will have adverse effects which are no more than minor on flood protection structures.

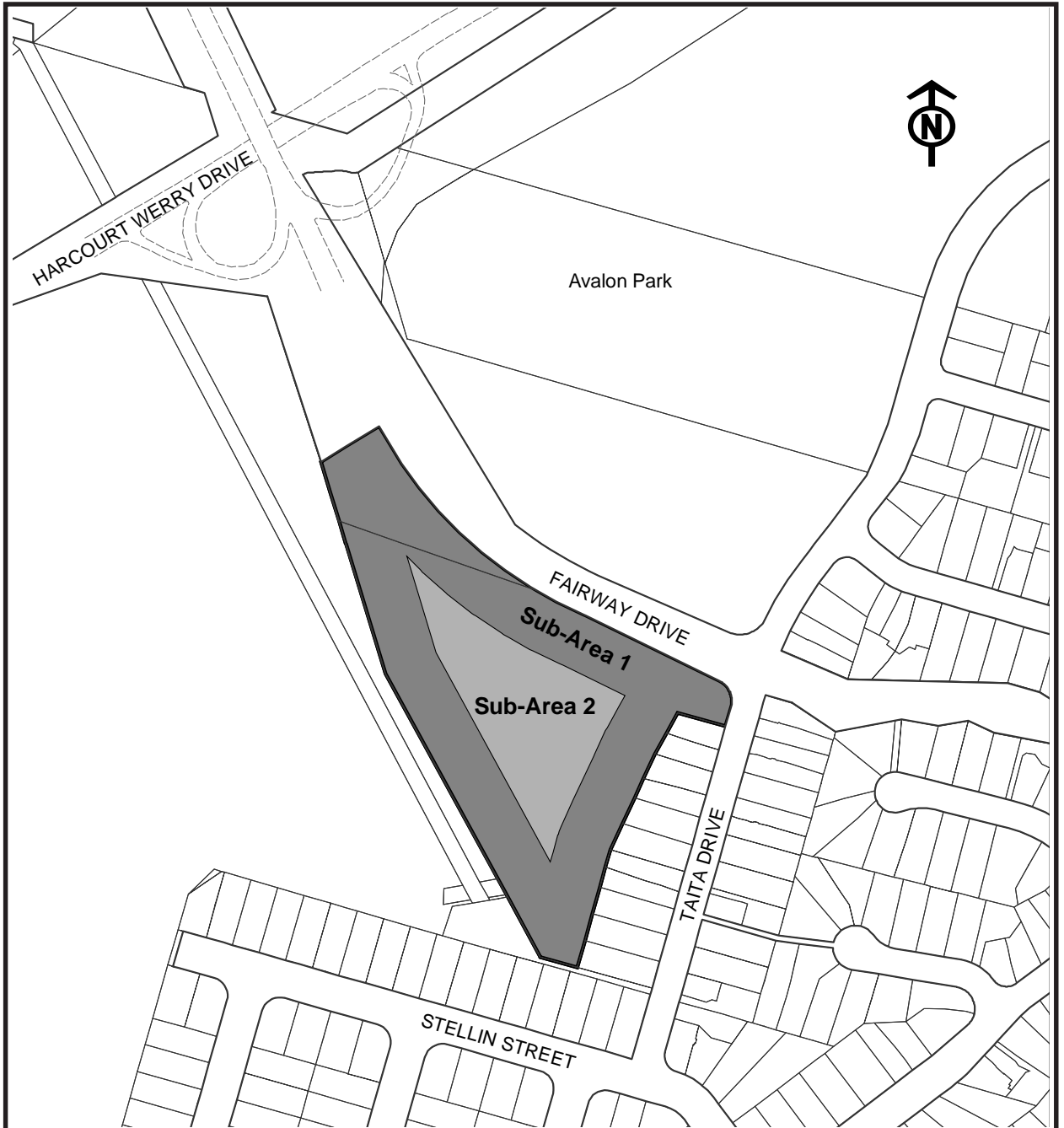
## Appendix Avalon Business 1



Note: Sub-Area 1 includes all the land in the Avalon Business Activity Area within 30 metres of the boundary with abutting activity areas and road

### Avalon Studios Site

## Appendix Avalon Business 2



Note: Sub-Area 1 includes all the land in the Avalon Business Activity Area within 30 metres of the boundary with abutting activity areas and road

### Former National Film Unit Site