

## **Current Proposed District Plan Business Zone Provisions**

### **Intention:**

#### 4.5.4 Policy – Commercial purpose: Business Zone

- (a) The role of the Business Zone is to support the local economy and the needs of businesses by:
- (i) Providing for a wide range of commercial activities; and
  - (ii) Providing for commercial activities at a scale that supports the commercial viability of towns and villages; and
  - (iii) Ensuring that commercial activities complement and support the role of business town centres.

### **Activities Anticipated (Permitted Activities):**

- Subject to no conditions – commercial activities, commercial services, educational facilities, childcare facilities, offices, public amenity activities, places of assembly, health facilities (including hauora), travellers' accommodation, public transport facilities
- Community activities (excluding cemeteries)
- Residential activities (only above ground floor level)

### **Relevant Conditions / Standards:**

- Height – 10m
- Setbacks – 1.5m from site boundaries with Rural Zone

## **Proposed Service Centre Overlay Provisions:**

### **Intention:**

- Provide for a service centre and ancillary activities and facilities to service passing traffic utilising the Waikato Expressway.

### **Activities Anticipated (Controlled Activities):**

- Service Stations and associated / ancillary activities and structures
  - Truck Stop and associated / ancillary activities and structures
  - Food and beverage retail only
  - Fast-food restaurants, including drive-throughs
  - Amenity facilities associated with the service centre use (playground, picnic tables, toilet facilities)
- Controlled activity status will enable Council to review proposal and supporting information for appropriateness.

### **Suggested Rules and Conditions / Standards:**

- Commercial activities and services (exclude anything not the above anticipated activities, and retail activities that have a gross floor area of greater than 150m<sup>2</sup> per tenancy / total gross floor area across site of 2500m<sup>2</sup>)
- Offices (exclude all except ancillary offices)
- Public transport facilities (exclude anything other than an intercity-type pick up / drop off point)
- Exclude – residential activities (including those above ground floor), educational facilities, childcare facilities, health facilities (including hauora), places of assembly, travellers' accommodation
- Height – 10m
- Setbacks – 1.5m from site boundaries with Rural Zone
- Must provide an integrated traffic assessment