

The business of growing...



BUSINESS 9

ZONE SUMMARY

The Business 9 Zone (Ashburton Business Estate) is a 123ha site located on land bounded by North Park Road, Company Road, the Main South Railway Line and Works Road in north east Ashburton.

The Ashburton Business Estate provides for a range of business activities and development within the Zone, and is required to conform to the Outline Development Plan (ODP). The ODP divides the Business 9 Zone into Areas 1 and 2 for the purpose of a graduated range of business activities, with light activities south of Ashford Avenue (Area 1) and heavier processing activities to the north (Area 2).

Area 1 (light service activities)

The activities that are permitted (subject to meeting any standards for the Business 9 Zone contained within the Ashburton District Plan) within Area 1 are listed below:

Office Activities

Administration Offices (administration for an organisation)

Commercial Offices

(i.e. banks, insurance agents, typing services)

Professional Offices

(offering a professional service i.e. accountants, surveyors)

Commercial Activities

Activities associated with sale or hire of equipment or services. These businesses are usually of a retail nature, selling items which are already produced (i.e. shops, restaurants, motor vehicle sales).

Service Activities

Activities where transport, storage, maintenance or repair of goods is the primary purpose.

There is a current rule which requires that no activities that generate more than 10 heavy vehicle movements per day (e.g. going to a site is one movement, leaving the site is a second movement) shall be established or operated in Area 1 of the Business 9 Zone until such time as a report from an acoustic engineer is received by Council, confirming that the activity will comply with the noise standards for the Business 9 Zone (please see the comments later regarding the proposed change to this requirement).



Area 2

The activities that are permitted within Area 2 are:

Industrial Activities*

(including manufacturing activities i.e. workshops, machinery and engineering operations)

Service Activities

(i.e. transport, storage, maintenance and repair of goods)

Food and Produce Processing

(i.e. vegetable and fruit processing facilities)

There are no restrictions with regard to heavy vehicle movements within Area 2.

BUSINESS 9 ZONE SUMMARY

Business 9 Zone Operative District Plan Standards

There are site and zone standards contained within the Ashburton District Plan that should be referred to for the Business 9 Zone. The following are standards people should take note of where relevant:

Building height

Permitted to 10m (proposed to increase to 15m, as outlined in Section 5 of the Ashburton Proposed District Plan).

Road Boundary setback

5m from Company Road only.

Building Coverage

75% maximum (including a requirement for 20% permeable surface free of concrete, paving and bitumen).

Internal Boundary Setback

10m on one boundary where a site adjoins the landscaped buffer.

Outdoor storage of goods

Sited to rear of any building and screened from public view (excluding vehicles and outdoor display and sale of goods).

Landscaping

5m minimum fronting to Company Road.

Design and Appearance Criteria

Particularly for buildings within Area 1, all building surfaces visible within 50m from the boundary of the buffer shall be finished in colours defined in Section 5.9 of the Ashburton Proposed District Plan.

Offensive processes*

Some activities due to their nature require resource consent. Refer to Ashburton District Plan.

Retail Display and Sales

Limitation of Single Retail Outlets not exceeding a Gross Floor Area of 150m² located within buildings. (Retail outlets with a GFA exceeding 150m² will require resource consent.) This excludes restaurants, takeaway bars and goods produced or processed on the site, and ancillary products to goods produced or processed on the site; and/or outdoor display and sales including vehicle and machinery sales.

Noise

Specific noise level requirements for the Business 9 Zone. Please refer to Ashburton District Plan.

Hours of operations

Where located on a site adjoining a Residential Zone, no activity, other than residential activities, visitor accommodation or emergency service emergency call outs shall operate outside the hours of 0700 to 2100 Monday to Friday and 0900 to 1700 Saturday, Sunday and public holidays. Premises selling liquor shall operate only within the hours of 0700 to 2300 on any day.

Limitations on activities

Within the Business Estate, no buildings erected on sites within Area 1 and directly adjoining the buffer shall include openings in the form of doors or windows facing onto the buffer.

Open fencing

Fencing should allow for visibility. Transparent fencing permits visibility when viewed from most angles, and may include post and rail fences, trellis fences and metal pool fences. A transparent fence may also be solid up to 1.20 metres, and then transparent between 1.20 and 1.80 metres.



Proposed Ashburton District Plan

The Ashburton District Council publicly notified its Proposed District Plan on 21st April 2010, which will eventually replace the current District Plan. Submissions were called and hearings are scheduled to be held late February 2011 to mid-late 2012. Decisions will be issued on these submissions following public hearings either approving or declining the change. If approved, the rules take legal effect i.e. they must be taken into account as they relate to a given zone or activity.

With regard to the Ashburton Business Park (Business 9 Zone) there are proposed changes to existing rules to make more practical and efficient use of the Business 9 Zone. In particular, the following matters are included as proposed changes to the Proposed Plan.

1. Activities within Area 1 of the Business Estate shall be limited to offices, commercial activities, and service and industrial activities provided such activities comply with the relevant site and zone standards. This rule does not allow the maintenance or refuelling of vehicles on sites immediately adjoining the buffer zone.
2. All industrial activities that involve manufacture, fabrication, processing and packing shall be undertaken within a building on sites immediately adjoining the 75m buffer.
3. Offensive processes as specified in 5.10.3 site standard shall not be undertaken within Area 1 of the Business Estate.
4. Maximum building height proposed shall increase from 10m to 15m.
5. 5m building setback from streets is proposed.
6. Removal of the rule restricting heavy vehicle movements of 10 HGV movements per day within Area 1 of the Business 9 Zone.

The Proposed District Plan is available from the Ashburton District Council website or alternatively by contacting David Harford at Urbis Ashburton Limited on (03) 3077 164 or david@urbisashburton.co.nz who can discuss details or provide copies of requested material as required.

This document is intended as a summary and not a full description of the rules that apply to the Business Estate Zone or the proposed rules in the Proposed District Plan yet to be heard. If this information is important to you, you are strongly advised to familiarise yourself with the current and proposed Ashburton District Plan.

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This promotional document ("this document"), and the information contained within it is intended for promotional purposes only and is not a full or detailed summary of the Business Estate Zone, the provisions of the operative and proposed Ashburton District Plans and how they relate to and affect the Business Estate Zone and the Ashburton Business Estate.

Any prospective purchaser must make their own independent enquiry into the Ashburton Business Estate, the Business Estate Zone, the provisions of the operative and proposed Ashburton District Plans, and must not in any circumstances rely on this document as the basis for the entry into any agreement of the purchase of land or otherwise in the Ashburton Business Estate.

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