

Commercial Zone (COM)

Overview

The Commercial Zone (COM) provides for a range of business activities that may not be appropriate for, or are unable to locate in higher amenity zones such as the City Centre or Local Commercial Zones. This includes activities ranging from small scale industry to commercial services, offices and trade suppliers. Often these activities may require larger sites than are available within other commercial centres and may be incompatible with the amenity expectations and purpose of other Business Zones.

Activities which adversely affect the vitality and viability of other Business Zones are not appropriate for the COM. For example, small-scale retail activities and restaurants are not appropriate as the presence of these activities, in combination with the potential for activities such as offices and entertainment facilities, may effectively create an unplanned centre and detract from established centres. Sensitive activities, such as residential activities, are also not envisaged due to the presence of incompatible industrial and commercial activities and the need to preserve land in the COM for out-of-centre commercial opportunities.

The COM is in proximity to the City Centre in areas with lower amenity levels due to existing development and activities. These areas generally have good transport access and exposure to customers. Due to the presence of pedestrians and the proximity to the City Centre, it is important to manage landuses and the design of development in the COM to contribute to an active frontage and manage adverse effects on amenity.

Objectives

COM-01 – Appropriate Activities	Provide for commercial and small scale industrial activities that are not appropriate for the City Centre, Mixed-use, Waterfront, Neighbourhood Commercial or Local Commercial Zones.
COM-02 – Commercial Viability	Accommodate activities which do not undermine the strength, viability and vitality of the City Centre, Mixed-use, Waterfront, Neighbourhood Commercial or Local Commercial Zones.
COM-03 – Adverse Effects	Manage noxious, dangerous, offensive or objectionable effects to maintain a reasonable level of amenity, particularly at zone boundaries.
COM-04 – Reverse Sensitivity	Restrict sensitive activities which may generate reverse sensitivity or risk effects.
COM-05 – Amenity	Maintain, and where practicable enhance, amenity values and walkability within the COM and between other zones.
COM-06 – Cross Boundary Effects	Manage adverse effects in relation to amenity, noise, sunlight access, visual dominance and traffic on adjacent Living and Green Space Zones.

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Policies	
COM-P1 – Character and Amenity	<p>To recognise the character and amenity values of the COM including, but not limited to:</p> <ol style="list-style-type: none"> 1. A low to medium scale of built development. 2. High levels of noise during the daytime associated with traffic and commercial activities and small scale industrial activities. 3. Low to moderate levels of noxious, dangerous, offensive or objectionable odour or noise. 4. High levels of vehicle traffic, particularly during daytime hours, unless on arterial routes where traffic is high throughout the day. 5. On-street and off-street parking. 6. A low to moderate presence of active building frontages. 7. Presence of landscaping to break up impervious areas.
COM-P2 – Enabled Activities	<p>To enable a range of activities which:</p> <ol style="list-style-type: none"> 1. Are not compatible with the City Centre, Mixed-use, Waterfront, Neighbourhood Commercial or Local Commercial Zones due to their scale and functional requirements and potential to generate adverse effects. 2. Are designed, located and operated to: <ol style="list-style-type: none"> a. Avoid, remedy or mitigate adverse external effects such as traffic, dust, noise and odours, especially in proximity to Living and Green Space Zones. b. Minimise any potential reverse sensitivity effects.
COM-P3 – Business Zones	<p>To protect other Business Zones by avoiding activities which detract from, or compete with, the vitality and viability of the City Centre, Mixed-use, Waterfront, Neighbourhood Commercial or Local Commercial Zones.</p>
COM-P4 – Residential Activities	<p>To manage reverse sensitivity and risk effects by avoiding the establishment of residential activities.</p>
COM-P5 – Cross Zone Boundary Effects	<p>To protect amenity within the Mixed-use, Living and Green Space Zones by:</p> <ol style="list-style-type: none"> 1. Requiring landscaping screening along zone boundaries. 2. Restricting hours of operation near zone boundaries. 3. Limiting built form to manage building dominance, sunlight access and residential amenity.
COM-P6 – Amenity	<p>To enhance walkability and streetscape amenity by requiring development to interact with the site frontage and limiting the formation of rear sites.</p>
COM-P7 – Impervious Areas	<p>To maintain and enhance amenity by managing impervious areas.</p>

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COM-P8 – Esplanade Areas	To safeguard esplanade areas and waterfront walkways by avoiding impervious areas adjacent to Mean High Water Springs and river banks.
COM-P9 – Subdivision	To limit the creation of small sites through subdivision by requiring minimum lot sizes and frontage widths.

Rules

COM-R1	An Activity Not Otherwise Listed in This Chapter	
	Activity Status: P	
	Where:	
	<ol style="list-style-type: none"> Resource consent is not required under any rule of the District Plan. The activity is not prohibited under any rule of the District Plan. 	
COM-R2	Building Height	
	Activity Status: P	Activity Status when compliance not achieved: D
	Where:	
	<ol style="list-style-type: none"> The maximum building height is 15m. 	
COM-R3	Building Setbacks	
	Activity Status: P	Activity Status when compliance not achieved: D
	Where:	
	<ol style="list-style-type: none"> The building is within 1m of a road boundary for at least 50% of the site frontage for any front site, excluding buildings for service stations. The building is set back at least: <ol style="list-style-type: none"> 3m from any Living or Green Space Zone boundary. 27m from Mean High Water Springs or the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences). 	

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COM-R4	Building Height in Relation to Boundary	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> The building does not exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any Living or Green Space Zone boundary. 	<p>Activity Status when compliance not achieved: D</p>
COM-R5	Building Frontages	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> At least 25% of the building frontage at ground floor is clear glazing. A main public pedestrian entrance is provided within 3m of the site frontage, except for service stations where the main pedestrian entrance must be clearly visible from the site frontage. 	<p>Activity Status when compliance not achieved: D</p>
COM-R6	Impervious Areas	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> The impervious area within the site does not exceed 90% of the net site area. The impervious area is set back at least 5m from Mean High Water Springs or the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences). 	<p>Activity Status when compliance not achieved: D</p>
COM-R7	Fences	
	<p>Activity Status: P</p> <p>Where:</p>	<p>Activity Status when compliance not achieved: D</p>

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1. Any fence within 2m of a road boundary is no higher than 2m.
2. Any fence adjoining a Mixed-use, Living, Green Space Zone or road boundary is not fortified with barbed wire, broken glass or any form of electrification.

COM-R8	Hours of Operation	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any activity which operates or is open for visitors, clients, deliveries or servicing outside the hours of 0600 and 2200 and is located at least 50m from a Living Zone boundary. 	<p>Activity Status when compliance not achieved: D</p>
COM-R9	Outdoor Areas of Storage or Stockpiles	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any outdoor area of storage or stockpile complies with rules COM-R2, R3.2 and R4. 2. Any outdoor area of storage or stockpile is screened from view from public places and surrounding Living or Green Space Zone sites. 	<p>Activity Status when compliance not achieved: D</p>
COM-R10	General Industry	
COM-R11	Manufacturing and Storage	
COM-R12	Repair and Maintenance Services	
COM-R13	Artisan Industrial Activities	
COM-R14	Marine Industry	
	<p>Activity Status: P</p> <p>Where:</p>	<p>Activity Status when compliance not achieved: D</p>

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1. The maximum Net Floor Area is 1000m².
2. The activity is located at least 30m from any:
 - a. Existing sensitive activity in the Mixed-use Zone.
 - b. Living or Green Space Zone boundary.
3. Any site boundary which is adjoining a Living or Green Space Zone is planted with trees or shrubs to a minimum height of 1.8m and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m.

COM-R15	Motor Vehicle Sales	
COM-R16	Garden Centre	
COM-R17	Trade Supplier	
COM-R18	Marine Retail	
COM-R19	Drive Through Facility	
COM-R20	Hire Premise	
COM-R21	Commercial Service	
COM-R22	Service Station	
	Activity Status: P Where:	Activity Status when compliance not achieved: D
	<ol style="list-style-type: none"> 1. Any site boundary which is adjoining a Living or Green Space Zone is planted with trees or shrubs to a minimum height of 1.8m and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m. 	

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COM-R23	General Retail
<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The retail activity is ancillary to a permitted activity on-site and is less than 100m² GFA per site; or 2. The goods sold on-site are also manufactured on-site, provided that the retailing shall be ancillary to the manufacturing. For this rule manufacturing excludes activities which comprise only the packaging, labeling, sorting, mixing or assembling of pre-made products. 	<p>Activity Status when compliance not achieved: NC</p>
COM-R24	Food and Beverage Activity
<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum GFA of a food and beverage activity is 250m² per site. 2. The activity is not open for visitors or clients outside the hours of 0600 and 1600. 3. Any site boundary which is adjoining a Living or Green Space Zone is planted with trees or shrubs to a minimum height of 1.8m and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m. 	<p>Activity Status when compliance not achieved: D</p>
COM-R25	Grocery Store
COM-R26	Recreational Facility
COM-R27	Emergency Service
COM-R28	Educational Facilities
<p>Activity Status: P</p> <p>Where:</p>	<p>Activity Status when compliance not achieved: D</p>

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1. Any site boundary which is adjoining a Living or Green Space Zone is planted with trees or shrubs to a minimum height of 1.8m and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m.

COM-R29	Entertainment Facility
COM-R30	Visitor Accommodation
COM-R31	Funeral Home
COM-R32	Place of Assembly
COM-R33	Care Centre
COM-R34	Hospital
Activity Status: D	

COM-R35	Rural Production Activity
COM-R36	Landfill Activity
COM-R37	Waste Management Activity
COM-R38	Residential Activity
Activity Status: NC	