

Wanting to establish a business in a town centre of the Waimakariri District


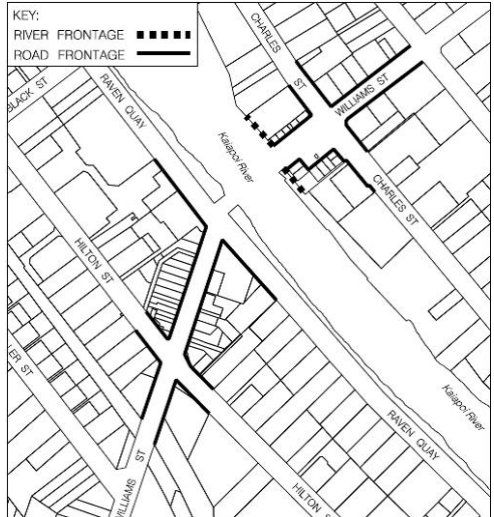
There are District Plan rules that apply to the town centres within the Waimakariri District which should be considered when planning your business?

Why do businesses need to consult with Council?

The town centres in Rangiora, Kaiapoi, Oxford, Woodend, Pegasus town centre and Ravenswood are defined in the District Plan as the key activity centres for business, social, community, cultural and administration activity for those towns. The District Plan requirements are in place to help maintain those town centre areas as the dominant location and focal point for these activities.

The businesses within a town centre are a significant community resource reflected in its day-to-day use by the community. These activities require a quality, functional, well designed environment to help ensure the on-going sustainability and vitality of the town centres.

Which 'general' District Plan rules should I/we be aware of when starting a business in a town centre?

<p>Rangiora Principal Shopping Centre</p> <p>Figure 31.2</p> 	<p>Rule: Maximum height limit is 12m</p> <p>Rule: Minimum height is 5m</p> <p>Rule: Buildings in the Business 1 Zones (Rangiora and Kaiapoi), with road frontage shown by Figure 31.2 shall:</p> <ol style="list-style-type: none"> be built up to the road boundary; occupy the full frontage of the site, except where necessary to provide pedestrian access to the rear of the site; contain clear glazing to a minimum of 60% and a maximum of 90% of the ground floor frontage for the display of goods and services; contain clear glazing to a minimum of 20% and a maximum of 90% on any upper floor frontage; include a verandah on the road frontage for the full width of the building; include pedestrian access directly from the road boundary and any public open space; and demonstrate modulation where frontages exceed 8m in length
<p>Kaiapoi Principal Shopping Centre</p> 	<p>Rule: Buildings in the Business 1 Zone (Kaiapoi) with frontage to the</p>

Planning Map 178



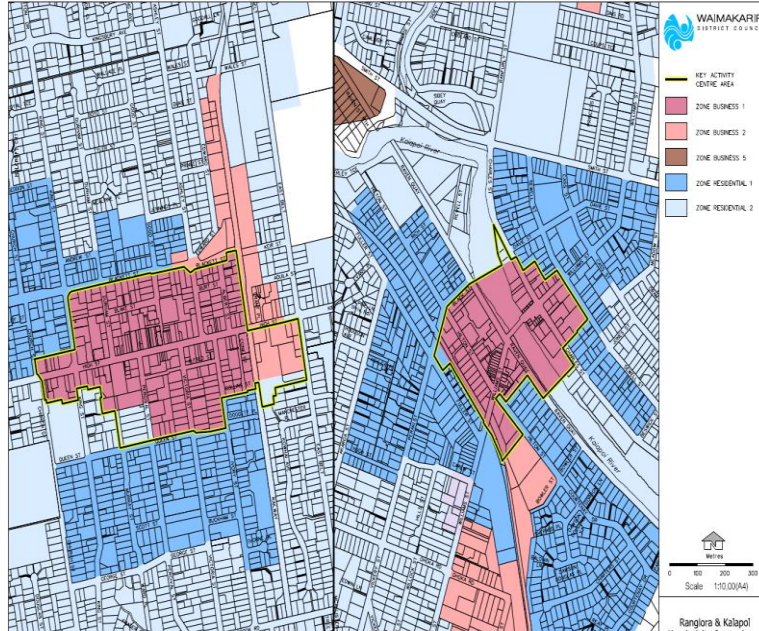
Kaiapoi River, as shown by Figure 31.2, shall:

- a. include pedestrian access directly from the river frontage;
- b. contain clear glazing to a minimum of 60% and a maximum of 90% of the ground floor frontage for the display of goods and services; and
- c. demonstrate modulation where frontages exceed 8m in length.

Rule: Buildings and development within Sub-Areas A to D of the Rangiora Central Outline Development Plan Area, shown on District Plan Map 178, shall be limited to:

- a. Sub-Area A:
 - i. retail activities, including hospitality at identified building corner ground floor locations; and
 - ii. public open space.
- b. Sub-Area B:
 - i. retail activities; and
 - ii. loading and manoeuvring for service vehicles.
- c. Sub-Area C:
 - i. retail activities at the ground floor; and
 - ii. public car parking on upper floors within a purpose built parking building; and
 - iii. loading and manoeuvring for service vehicles.
- d. Sub-Area D:
 - i. retail activities, including hospitality at identified building corner ground floor locations; and
 - ii. loading and manoeuvring for service vehicles.

Key Activity Centres

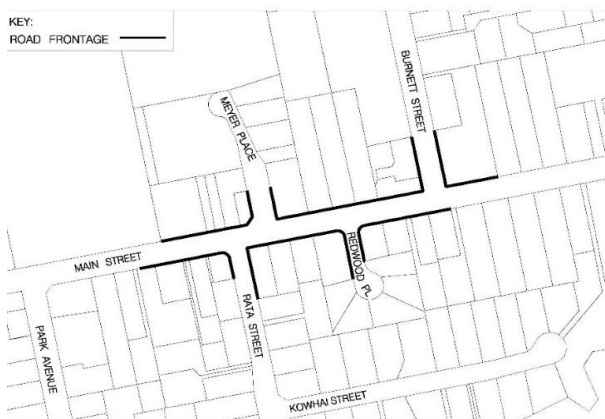


Rule: Key Activity Centre areas shall:

- a. position any on-site car parking to the rear of any building façade. Parking spaces shall not be located between any building and the road frontage;
- b. be landscaped along the length of the road boundary, except where set back less than 2m from the road boundary or where necessary to provide pedestrian and vehicle access;
- c. contain clear glazing to a minimum of 40% and a maximum of 90% of the ground floor frontage for the display of goods and services where facing the road boundary;
- d. contain clear glazing to a minimum of 20% and a maximum of 90% on any upper floor where facing the road boundary; and
- e. include pedestrian access directly from the road frontage.

Oxford

Figure 31.3



Rule: Maximum height limit is 8m.

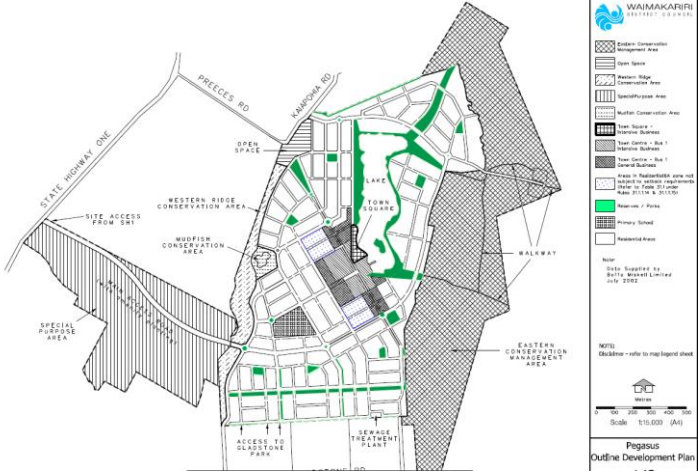
Rule: Buildings in the Oxford Business 1 Zone with road frontage shown by Figure 31.3, shall:

- a. locate road facing walls within 4m of the road boundary;
- b. limit any front fencing to a maximum height of 0.9m;
- c. be landscaped along the length of the road boundary, except where set back less than 2m from the road boundary or where necessary to provide pedestrian and vehicle access;
- d. position any on-site car parking to the rear of the building;
- e. occupy the full frontage of the site, except where necessary to provide pedestrian and vehicle access to the rear of the site;



- f. contain clear glazing to a minimum of 60% and a maximum of 90% of the ground floor road frontage for the display of goods and services;
- g. contain clear glazing to a minimum of 20% and a maximum of 80% on any upper floor road frontage;
- h. include pedestrian access directly from the road frontage; and
- i. demonstrate modulation where frontages exceed 8m in length.

Pegasus & Ravenswood
District Plan Map 142



Rule: Maximum height is Pegasus is 10m.

Rule: Within the Pegasus Business 1 Zone identified on District Plan Map 142 as "Town Centre – General Business" buildings shall:

- a. be set back not less than 2m and not more than 4m from the road boundary provided that where a building is setback more than 2m from the road boundary it shall have a verandah or up to 6m² of bay window(s) located within 4m of that road boundary - any bay windows located within this 4m setback shall not together have a single or combined length of greater than 4m;
- b. occupy the full width of the site within the 2m to 4m setback except for walkways no more than 2m wide to the rear of the sites; and
- c. have a maximum height of 10m and a minimum façade height of 7m at the line of the road boundary setback.

Structure coverage:

55% in the Business 1 Zone Pegasus "Town Centre – General Business Area" as identified on District Plan Map 142;

Rule: Setbacks from an adjacent residential zone or rural zone is 10m

Woodend	Rule: Maximum height limit is 15m
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Car parking requirements:

Providing on-site car parks, loading areas and cycle parking will depend on the intended use within the building. Please see District Plan rules on common activities established within town centres below:

Activity	Parking spaces to be provided	Loading space to be provided	Cycle parking Long term (secure) Short term (Casual)
General retail	In the Business 1 Zone: 1 space per 80 m ² gross floor area	1 where gross floor area is 100 m ² or greater	Except for sites with frontage to a principal shopping street, 1 short term park and 1 long term park per 500m ² gross floor area
Large format retail	In the Business 1 Zone: 1 space per 100 m ² gross floor area	1, plus 1 space per 1000 m ² of gross floor area over 2000 m ²	1 park up to 500 m ² gross floor area plus 1 per 1000 m ² gross floor area thereafter, and 1 long term park per 1000 m ² gross floor area
Food and beverage	In the Business 1 Zone: 5 spaces per 100 m ² net floor area	1 for facilities between 100 m ² and 450m ² net floor area	1 short term park per 250 m ² net floor area plus 1 long term park per 100 m ² net floor area
Office	1 space per 40m ² gross floor area In the Business 1 Zone: 1 space per 80 m ² gross floor area	1 per 2000 m ² gross floor area	1 short term and 1 long term park per 500 m ² gross floor area
Medical centre	3 spaces per registered medical practitioner or 5 spaces per 100 m ² gross floor area , whichever is greater	1 for facilities over 1000 m ² or where loading space is required for an emergency services vehicle	1 short term park per 3 health professionals plus 1 long term park per 5 full time equivalent employees

Not all activities are mentioned above, to find out more, please see Chapter 30 – Utilities and Traffic of the District Plan.

Loading and manoeuvring:

Rule: On-site loading and manoeuvring space required by Rule 30.6.1.34, in the Business 1 Zone, shall not be required for new development where:

- a. the site is identified on Figure 31.2 Rangiora and Kaiapoi Principal Shopping Street Frontages; and
- b. loading for the largest expected service vehicle can be undertaken from a service lane, public loading space, or shared loading space.

Financial Contributions:

Rule: Any land use that requires parking or loading under Table 30.8: On-Site Parking and Loading Space minimum Requirements, but either:

- a. cannot provide some or all of the required parking or loading due to physical or other constraints relating to the site; or
- b. is located on a site that has road frontage identified in Figure 31.2;
Requires resource consent in respect of financial contributions.

What if we cannot meet a rule/s within the District Plan?

If a rule is breached under the [District Plan](#), resource consent approval is required for the proposed activity. For Council to assess your application, it helps providing all relevant information and the plans are detailed and easy to read for the Council to have a good understanding of your proposed activity when processing your consent. For more information on how to apply, please visit Council website:

<https://www.waimakariri.govt.nz/planning/resource-consents/land-use-consent>

Pre-application meeting

Council encourage pre-application meetings, which gives you a chance to discuss your proposal with Council staff, and our Planning Team can discuss all District Plan requirements, processes, relevant documents required with your application, cost and other consents that may be required, i.e building consent.

To book a pre-application meeting, please visit the Council website.

<https://www.waimakariri.govt.nz/planning/pre-application-services>

Disclaimer: The above information have been provided in good faith and without prejudice and should be used as a guide only. For further information can be obtained by contacting Council's Planning Staff at the Rangiora Service Centre - phone: 0800 965 468 or email duty.planner@wmk.govt.nz