

## **5.2.4. Commercial Zone**

5.2.4.1. Any activity in the Commercial Zone is either permitted, controlled or discretionary if it falls within the standards for each category in Table 5.3. It must also comply with the District Wide rules in Part 7.

### **5.2.4.2. Permitted Activities**

5.2.4.2.1. Any commercial activity which complies with the standards listed below except for car parking lots, car sales yards, service stations and open recreational areas.

5.2.4.2.2. Residential activities subject to the following:

5.2.4.2.2.1. Where the residential activity is accessory to a commercial activity, it complies with the standards listed below.

5.2.4.2.2.2. Where the residential activity is the sole or primary use of the site, it complies with the permitted activity standards for the Residential Zone.

5.2.4.2.3. Any activity carried out in a building which fronts a main street must be commercial at ground floor level and have a principal entrance on the main street frontage.

5.2.4.2.4. Network utilities, subject to compliance with Part 6 (Infrastructure).

### **5.2.4.3. Discretionary Activities**

5.2.4.3.1. Any land use activity which complies with the standards for discretionary activities and is not a permitted activity.

5.2.4.3.2. Car parking lots, car sales yards, service stations, open recreational areas.

5.2.4.3.3. Discretionary activities will be assessed according to the criteria in Part 9.

5.2.4.3.4. Financial contributions may be imposed in accordance with Part 8.

**Table 5.3 Commercial Zone Standards**

<b>ITEMS</b>	<b>PERMITTED</b>	<b>CONTROLLED</b>	<b>DISCRETIONARY</b>
<b>Access</b>	Refer to Part 7.4	Refer to Part 7.4	Refer to Part 7.4
<b>Boundaries</b>	<p><b>Side Yard</b> 5m where adjoining a residential zone.</p> <p><b>Rear Yards</b> 5m where adjoining a residential zone.</p> <p><b>Front Yards</b> Buildings which front a main street must be built up to the front boundary line for a minimum of 70% of the boundary line.</p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p>
<b>Building Height</b>	Maximum building height is 15m.	Not applicable.	Maximum building height is 20m.
<b>Developments</b>	Refer to Part 8	Refer to Part 8	Refer to Part 8
<b>Esplanade Strips</b>	Refer to Part 7.9.6	Refer to Part 7.9.6	Refer to Part 7.9.6
<b>General</b>	Refer to Part 7.9.1	Refer to Part 7.9.1	Refer to Part 7.9.1
<b>Glare</b>	Refer to Part 7.9.4	Refer to Part 7.9.4	Refer to Part 7.9.4
<b>Historic/Cultural Items</b>	Refer to Part 7.9.7	Refer to Part 7.9.7	Refer to Part 7.9.7
<b>Main Street Verandahs</b>	All buildings, with a main street frontage, on erection, reconstruction or alteration must incorporate a cantilevered verandah continuous with adjoining sites. Poles may be erected for decorative purposes only.	Not applicable.	Not applicable.
<b>Noise</b>	Refer to Part 7.8	Refer to Part 7.8	Refer to Part 7.8
<b>Notable Trees</b>	Refer to Part 7.9.8	Refer to Part 7.9.8	Refer to Part 7.9.8
<b>Odour</b>	No objectionable odour shall be emitted so that it can be smelt at the boundary of any adjoining site.	Not applicable.	Not applicable.
<b>Parking</b>	Refer to Part 7.5	Refer to Part 7.5	Refer to Part 7.5
<b>Planting</b>	Refer to Part 7.9.3	Refer to Part 7.9.3	Refer to Part 7.9.3
<b>Recession Planes</b>	Refer to Part 7.6	Refer to Part 7.6	Refer to Part 7.6
<b>Signs</b>	Refer to Part 7.7	Refer to Part 7.7	Refer to Part 7.7
<b>Stormwater Disposal</b>	Refer to Part 7.9.2	Refer to Part 7.9.2	Refer to Part 7.9.2
<b>Subdivision</b>	Refer to Part 7.3	Refer to Part 7.3	Refer to Part 7.3

#### **5.2.4.4. Explanation/Reasons**

- 5.2.4.4.1. The Commercial Zone recognises the distinctive character and importance of a viable central business area to the sustainability of the urban resource. The settlements of Reefton and Westport each have this zoning along their main street shopping areas. The urban areas of Westport and Reefton each have a distinctive character which is intricately linked to the history of the town. The controls on buildings and other activities, in particular those requiring frontage to the main street, aim to protect and enhance the character, but also retain the dominant retail/commercial importance of the town centre. Commercial activities which generate significant foot traffic will assist in maintaining a vibrant commercial centre. Residential activities are also permitted above ground floor area so that shop owners and others can live on the same property as commercial activities and thereby use buildings 24 hours a day.
- 5.2.4.4.2. Yards at the side and rear of commercial properties are only required where the activity adjoins a residential zone and the amenities of neighbours should be protected from the effects of non-residential activities.
- 5.2.4.4.3. Height controls on the central commercial core will allow a three storey building to establish as a permitted activity. The commercial areas of both Westport and Reefton are surrounded in the main by low rise residential buildings where a two storey height limit is permitted. The standard ensures that buildings which may be out of character in Westport and Reefton can be controlled by Council.
- 5.2.4.4.4. Verandahs are a distinctive feature of the main street of both settlements, and make a significant contribution to the historic atmosphere and character of the commercial area. Requiring verandahs on new buildings and for alterations will ensure continuing of character and weather protection.
- 5.2.4.4.5. Also see Part 7.2 for an explanation and the reasons for specific performance standards.