

7 BUSINESS 1, 1A 2, 3, 3A, 4, 5, 6 AND H (HERITAGE) ZONES

7.1 ZONE STATEMENTS

7.1.1 BUSINESS 1 AND 1A ZONES - (INNER COMMERCIAL)

The Business 1 and 1A Zones represent the inner commercial area of Oamaru town and includes all those properties fronting Thames Street from Ribble Street to Coquet Street and those properties on both sides of Thames Street from Coquet Street to Meek Street and along the Severn Street frontage as well as those properties fronting lower Humber Street south of Coquet Street. It provides for a broad range of commercial businesses including retailing, entertainment, offices, health, education and community facilities. It represents the focal point of the District and Oamaru's commercial functions. The diversity of activities aims to encourage the continued vitality, pleasantness and convenience of the town's business centre and to encourage efficient use of existing infrastructure and buildings.

Building activity within the zone is subject to a set of performance standards which seek to maintain the existing character and form of the main shopping area by retaining the existing height of buildings and requiring them to be built up to the street boundary with continuous verandah coverage and display windows. Erection of a building or alteration of an existing building for any activity south of Coquet and Severn Streets in this zone has been given the same protection as similar activities in the Business H zone so that Council can impose suitable conditions to maintain the architectural character and heritage values of the streetscape. Other performance standards aim to create an environment which is amenable to the worker or visitor by controlling noise and lighting, carparking and to maintain the visual amenity through the control of advertising. Carparking is to be provided on a community basis in Council owned public car-parks. The visual amenity and facilities for the convenience of the public will be further enhanced and provided for through Council initiated projects.

7.1.2 BUSINESS 2 ZONE - (GENERAL COMMERCIAL)

The Business 2 Zone applies to the suburban shopping centres of Oamaru and the commercial centres of Weston, Omarama, Otematata, Kurow and Palmerston.

The primary function of the zone is to provide for local retail and service needs of the community within which they are situated and in the cases of Omarama, Otematata, Kurow and Palmerston to provide some services to the travelling public.

Due to changing economic and retail patterns many small shops are no longer viable and a broad range of activities is provided for to encourage the continued use of buildings. The zone therefore offers convenient and accessible services and shops and opportunities for establishing small businesses.

Performance standards aim to maintain the quality and amenity of the business environments as well as providing some flexibility in site development. Where the commercial centres encompassed by this zoning are located adjacent to residential areas the Plan imposes strict standards on activities and new buildings to ensure that the visual amenity and quality of the residential environment is not detrimentally affected.

7.1.3 BUSINESS 3 AND 3A ZONES - (MIXED BUSINESS)

The Business 3 Zone is a mixed business zone that provides for light industrial, service, retail, wholesale and office activities. The zone provides for those activities where the distinction

between light industrial and commercial has blurred to more service-oriented businesses which have complementary retail, wholesale and office functions.

The zone applies to the developed industrial areas of Palmerston and the areas of low intensity industrial and retail/service activities in Oamaru, surrounding the inner commercial zone in Thames Highway (between Usk and Foyle Streets), Chelmer Street and the areas adjacent to the South Island Main Trunk Railway line, Humber Street and some existing activities in rural areas. A limitation is imposed on retailing within the Zone, limiting retail activity to premises exceeding 500m² in gross floor area and to single purpose stores to prevent the establishment of shopping malls or small retail stores which have the potential to threaten the consolidation and synergy of the inner commercial area and create a dispersion of general retail activity.

A higher level of amenity is to be developed within the zone than has occurred previously. It is considered that an environment with a high standard of visual amenity and minimal noise, smell, glare and traffic effects will attract service-related business and be an important factor in business growth. Performance standards will prevent the establishment of heavy or noxious industries within the zone and it is envisaged that over time a higher quality of environment will evolve with redevelopment.

A feature of the zone is its proximity to residential areas. As a result there is a need to ensure that the effects of new development and activities do not lower the quality of adjoining environments.

The Business 3A Zone incorporates the North-end Business Park situated between State Highway 1 and the railway line from the northern extent of the Business 4 zoned land to T.Y. Duncan Road. The zone will provide for industrial (excluding offensive processes), service and commercial activities. A limitation is imposed on retailing within the zone, limiting retail activity to premises exceeding 1000m² in gross floor area and to single purpose stores to prevent the establishment of shopping malls or small retail stores which have the potential to threaten the consolidation and synergy of the inner commercial area and create a dispersion of general retail activity. Residential, recreational, visitor accommodation and general community activities will not be encouraged.

7.1.4 BUSINESS 4 ZONE - (INDUSTRIAL)

The Business 4 Zone applies to the existing areas of medium to heavy industrial activity at the northern end of Oamaru and the vacant area of land on the south-west corner of Tiverton and Burraness Streets in Palmerston.

The zone has a lower level of amenity than other business areas and is occupied by industrial activities which would be unable to comply with the higher performance standards required in the Business 3 Zone. For some activities an attractive location does not improve viability, and may impose unattainable standards that discourage establishment and growth. In recognition of this the zone has lower performance standards and is consequently located away from residential areas. Businesses able to comply with and locate in the Business 3 Zone but choosing to locate within the Business 4 Zone will have to accept lower levels of amenity.

The Council, however, still wishes to maintain a minimum standard of environmental quality throughout its business areas so that minimum standards in relation to noise, surfacing for dust control and landscaping will still be applied.

7.1.5 BUSINESS 5 ZONE - (PUKEURI INDUSTRIAL AND LEAN MEATS SITE)

This zone applies to the established industrial activities at Pukeuri including the Pukeuri meat processing works and to the established Lean Meats meat processing works at Redcastle Road. The zone provides for service, industrial and meat processing activities.

Due to the nature of some permitted activities, there is the potential for adverse and noxious effects such as odour, noise, dust and loss of visual amenity to be generated. Stricter performance standards in relation to boundary setbacks have therefore been required for building developments within the zone than in other industrial zones, as a means of minimising any potential impact.

7.1.6 BUSINESS 6 ZONE - (TRAVELLERS ACCOMMODATION)

This zone applies to sites that are developed or have been identified as appropriate for the establishment of travellers accommodation. Due to the nature of travellers accommodation activity, the scale and style of buildings that are established for this purpose and the importance of location and accessibility to the travelling public, a separate zone has been created with differing standards from other business zones. Retailing within the zone has been restricted to activities that have a close relationship to the provision of accommodation activities to prevent the dispersion of general retail activities.

7.1.7 BUSINESS H (HERITAGE) ZONE - (HARBOUR-TYNE-HUMBER STREET AND HARBOUR AREA)

This zone includes the land bounded by Tyne Street, Wansbeck Street, and includes the port and Harbour area and the area between the railway line and the foreshore as far north as Wear Street. The zone recognises the aesthetic, cultural, historic and architectural qualities of buildings in the area, many of which are included in the New Zealand Historic Places Trust area listings 7064 and 7536. Specific controls aim to maintain and enhance the special visual qualities of the area and retain the architectural integrity of the buildings as a group. A range of activities are provided for to encourage continuing use of the buildings and to enhance the vitality of this part of Oamaru. The development of the port and harbour area is seen as an important link in this historic precinct rather than an isolated heavy industrial area.

7.2 DISTRICT-WIDE RULES

Attention is drawn to the following District-Wide Rules which may also apply in addition to any relevant Zone Rules to activities undertaken in the Business Zone. Any one or more of the District-Wide Rules may require an activity to obtain a resource consent.

- Temporary Buildings and Temporary Activities(Refer Rule 10)
- Heritage Rules(Refer Rule 11)
- Transport/Car Parking Rules(Refer Rule 12)
- Sign Rules(Refer Rule 13)
- Subdivision, Development and Financial Contributions Rules(Refer Rule 14)
- Utilities(Refer Rule 15)
- Hazardous Substances Rules(Refer Rule 16)
- Natural Hazards Rules(Refer Rule 17)

7.3 ACTIVITIES

7.3.1 PERMITTED ACTIVITIES

The following activities shall be **Permitted Activities**, provided that they comply with all of the Site Development Standards under Rule 7.4 and Critical Zone Standards under Rule 7.5:

- 1 **Residential Activities**, in Business Zones H, 1, 1A, 2, 3, and 6;
- 2 **Recreational Activities**, in Business Zones H, 1, 1A, 2, 3 and 4;

- 3 **Visitor Accommodation**, in Business Zones H, 1, 1A, 2, 3 and 6;
- 4 **General Community Activities** in Business Zones H, 1, 1A, 2 and 3;
- 5 **Industrial Activities**,
 - a) in Business Zones 3, 3A, 4 and 5; except for industrial activities that include offensive processes (refer to definition).
 - b) in Business H Zone limited to wooden furniture manufacturing, food and beverage processing, wool storage and processing, marine related industries and fuel storage.
- 6 **Service Activities**, in Business Zones H, 1A, 2, 3, 3A, 4 and 5;
- 7 **Meat Processing** in Business Zone 5;
- 8 **Commercial Activities**, as follows:
 - a) in Business Zones 1, 1A, 2 and H including Retail Sales.
 - b) in Business Zones 3 and 3A, except that Retail Sales shall be limited to:
 - i) a retail outlet with a gross floor area exceeding 500m² in the Business 3 Zone and 1000m² in the Business 3A Zone; or
 - ii) a retail outlet with a gross floor area not exceeding 100m² and retails goods that have been processed, manufactured or repaired on the site, or
 - iii) service stations in the Business 3 Zone except for any site that adjoins the Business H Zone.
 - c) in Business Zone 5, limited to the Retail Sales of goods processed or manufactured on site.
 - d) in Business Zone 6, limited to
 - i) Visitor Accommodation, and
 - ii) Restaurants, and
 - iii) Retail Sales, limited to the sale of food, beverages, souvenirs.

7.3.2 CONTROLLED ACTIVITIES

The following activities shall be **Controlled Activities** provided that they comply with all of the Site Development Standards (Rule 7.4) and Critical Zone Standards (Rule 7.5):

Business H Zone

- 1 Any construction of new buildings or alteration of existing building(s) for an activity;
- 2 Signs;
- 3 Carparking as an activity in its own right;
- 4 Landscape plantings;

The Council has reserved control over the following specified matters:

- a) design, appearance, bulk and location of any new buildings;
- b) design and appearance of any existing buildings proposed to be refurbished, altered or added to;
- c) setback of any new building(s) from road boundaries or internal boundaries;
- d) design, appearance and requirement for any balconies;
- e) design and appearance of signs, carparking and landscape plantings.

Notes: *The design and appearance of existing and new buildings includes the painting and decorating of building (and balcony) exteriors. Refer to Council's Oamaru Central Area Design Guidelines.*

Any building identified as a Heritage Item (Appendix B) is subject to the Heritage Rules - Section 11.

Business 1 Zone South of Coquet and Severn Streets and Business 1A Zone on Humber Street south of Coquet Street

- 1 Any construction of new buildings or alteration of existing building(s) for an activity which has frontage onto Thames or Humber Street;
- 2 Signs which have frontage onto Thames Street;

The Council has reserved control over the following specified matters:

- a) design, appearance, bulk and location of any new buildings;
- b) design and appearance of any existing buildings proposed to be refurbished, altered or added to;
- c) design and appearance of signs.

Note: *Any building identified as a Heritage Item (Appendix B) is subject to the Heritage Rules - Section 11.*

7.3.3 DISCRETIONARY ACTIVITIES

The following activities shall be **Discretionary Activities**:

- 1 **Commercial activities** which are not listed as a permitted activity (refer Rule 7.3.1.8);
- 2 **Carparking** in the Business 1 Zone (refers to carparking as an activity such as a carparking building not parking spaces required for/associated with other activities);
- 3 **Offensive Processes** (refer to definition) carried out within the Business 4 Zone;
- 4 **Any Activity** listed as a Permitted Activity or a Controlled Activity and which complies with all of the relevant Critical Zone Standards (Rule 7.5), but does not comply with one or more of the relevant Site Development Standards (Rule 7.4), shall be a Discretionary Activity

- 5 **Any Other Activity**, which is not listed as a Permitted or Discretionary Activity and which complies with all of the Critical Zone Standards (Rule 7.5).

7.3.4 NON-COMPLYING ACTIVITIES

The following activities shall be **Non-Complying Activities**:

- 1 **Any Activity**, which is not a Discretionary Activity and which does not comply with one or more of the relevant **Critical Zone Standards** under Rule 7.6;
- 2 **Residential Activities** and **General Community Activities** in the Business 3A, 4 and 5 Zones;
- 3 **Visitor Accommodation** in the Business 3A, 4 and 5 Zones;
- 4 **Live-in Community Activities** in any Business Zone;
- 5 **Intensive Farming** or **Bee Keeping** in any Business Zone.

Regional Council consent may be required for any discharge to land or water;

- 6 **Industrial or Mining Activities** in the Business H, 1, 1A, 2, and 6 Zones.

Regional Council consent may be required for any drilling, taking of water, discharges to land or water, dams and diversions;

- 7 **Forestry Activities** in any Business Zone, except for Business 5 Zone.
- 8 **Offensive Processes** (refer to definition) carried out in any Business zone, except for Business 4 Zone.

7.4 SITE DEVELOPMENT STANDARDS

7.4.1 Height of Buildings

Maximum height of any building(s) for an activity shall be *except that no building for an activity shall exceed the maximum height determined by a 1:7 transitional side surfaces gradient or by a 1:40 Take Off / Approach Surface gradient for aircraft using the Omarama Airfield, as shown on Planning Maps 7 and 40. (Note: Contact the Council for assistance in determining the height. Contact the Council for assistance in determining the height.):*

– Business 1:	10m
– Business 1A:	12m
– Business 2:	10m
– Business 3:	10m
– Business 3A:	12m
– Business 4:	12m
– Business 5:	20m
– Business 6:	10m

7.4.2 Setback from Roads

Business 1, 1A and 2: No building(s) for an activity shall be setback greater than 5m from road boundaries.

- Business 3: Minimum setback of building(s) for an activity shall be 2m from road boundaries.
- Business 3A: Minimum setback of building(s) for an activity shall be 5m from road boundaries.
- Business 4: Minimum setback of building(s) for an activity shall be 10m from road boundaries.
- Minimum setback of building(s) for an activity shall be 20m from State Highway road boundaries.
- Business 5: Minimum setback of building(s) for an activity shall be 20m from road boundaries.
- Business 6: Minimum setback of building(s) for an activity shall be 10m from road boundaries.

7.4.3 Building Coverage

The combined total areas of all buildings on each site shall not exceed the following:

- Business 1: 100%
- Business 1A 80%
- Business 2: 75%
- Business 3: 70%
- Business 3A & 4: 75%
- Business 5: 75%
- Business 6: 75%

7.4.4 Setback from Neighbours

- 1 No building(s) for an activity shall be setback greater than 5m from internal boundaries in the Business 1 and 1A Zones;
- 2 In the Business 5 Zone building(s) for an activity shall be setback a minimum distance of 20m from internal boundaries.
- 3 In the Business 6 Zone building(s) shall be setback a minimum distance of 10m from internal boundaries.

7.4.5 Verandahs

Every building for an activity adjoining a road boundary in the following locations, shall, on its erection or on being reconstructed or altered in any way that substantially changes the exterior appearance, be provided with a verandah:

- in the Business 1 Zone;
- in the Business 2 Zone between the Railway Station and Sanday Street, Palmerston.

The verandah shall be constructed along the full length of all parts of the building facing the road. The height, width and fascia of the verandah shall relate to any adjoining verandahs to provide continuity of verandah coverage, except where access is provided to the rear of the building. Every verandah erected shall be of cantilever or similar construction and not supported by posts.

7.4.6 Windows

Every building(s) for an activity adjoining a road boundary in the Business 1 Zone shall contain window(s) covering a minimum of 50% of the area of the ground floor wall(s) along the road frontage(s), for the purposes of the display of goods and services.

7.4.7 Access

Business 1

All vehicle access to sites shall be from existing service lanes.

Business 3A and 4

There shall be no direct access to any site from State Highway 1 or TY Duncan Road. Access from any other road shall comply with the Transport Rules (Refer to Rule 12).

Business H, 1A, 2, 3, 3A, 5, 6

All access shall comply with the Transport Rules (Refer to Rule 12).

7.4.8 Outdoor Storage and Display

Business 1, 1A or Business H Zones

No site which is vacant of buildings shall be used for the storage, display or sale of goods, temporary or otherwise.

Business H, 1, 1A, 2, 3 and 3A

The outdoor storage of goods (excluding vehicles or the display of goods for sale) shall be sited to the rear of any building and screened from public view and any adjacent neighbours.

7.4.9 Landscaping

A landscaped area of a minimum width, as specified below, shall be established along all road boundaries and shall be planted with a minimum of one tree for every 10m of frontage. Trees shall not be planted a distance of more than 25m apart or closer than 5m. At the time of planting all trees shall have a minimum height of 1.5m or be at least 3 years of age.

- Business 3: 1m
- Business 3A: 3m
- Business 4: 10m
- Business 5: 10m
- Business 6: 5m

Note: There is no requirement to plant trees in the Business 3 Zone.

7.4.10 Amenities of Residential and Rural-Residential Zones

Where any site in a Business Zone adjoins a site zoned Residential or Rural-Residential, the following standards shall apply:

1 Setback from zone boundary

The minimum setback of building(s) for an activity shall be 4.5m.

2 Recession Planes

Building(s) for an activity shall not project beyond a building envelope constructed by recession lines from points 3m above internal boundaries as shown in Appendix H.

3 Screening

A landscaped area with a minimum width of 2m shall be established and maintained along internal boundaries and shall be planted with species, which at maturity, will screen the buildings from the adjoining sites. In addition, a close boarded fence or landscape plantings with a minimum height of 1.8m shall screen any outdoor storage areas.

4 Hours of Operation

No activity, other than a residential activity, shall operate outside the hours of 0700 to 2200 Monday to Saturday and 0900 to 1700 Sunday and public holidays; except where:

- the entire activity is located within a building, and
- there are no visitors, customers, or deliveries to the activity outside the above hours.

7.4.11 Outdoor Living Space**Business 6**

All residential activity shall comply with the site standards specified in the Residential Zone (refer to Rule 2).

7.4.12 Siting of Noise Sensitive Activities – Omarama Airfield

- 1 *Any habitable rooms in a new residential unit, hospital, educational facility, elderly persons home, visitor accommodation or any new live-in community activity, or any alterations or additions to habitable rooms in conjunction with any existing residential unit, hospital, educational facility, elderly persons home, visitor accommodation, or any live-in community activity, shall, within the area between the Outer Control Boundary (55 dBA Ldn) and the Air Noise Boundary (65 dBA Ldn) shown on Planning Maps 7 and 40, be constructed with acoustic insulation materials that ensure the indoor sound environment does not exceeding Ldn 40 dBA. A recognised acoustic consultant shall certify that the construction meets the above design standard.*

7.5 CRITICAL ZONE STANDARDS**7.5.1 Noise**

On any site, activities shall be conducted such that the following noise limits are not exceeded at any point within the boundary of another site within that zone or in any other zone during the following time frames:

	Daytime	Night time
Business 1:	55dBA LAeq (15 min)	55dBA LAeq (15 min)
Business H:	55dBA LAeq (15 min)	55dBA LAeq (15 min)
Business 2:	55dBA LAeq (15 min)	55dBA LAeq (15 min)
Business 3:	60dBA LAeq (15 min)	60dBA LAeq (15 min)
Business 4:	65dBA LAeq (15 min)	60dBA LAeq (15 min)
Business 5:	65dBA LAeq (15 min)	60dBA LAeq (15 min)
Business 6:	55dBA LAeq (15 min)	45dBA LAeq (15 min)
Business 7:	55dBA LAeq (15 min)	45dBA LAeq (15 min)

Daytime: 0700 - 2200 Monday to Friday and 0700 – 1900 Saturday

Night time: At all other times

On any site, activities shall also be conducted such that the following noise limits are not exceeded at any point beyond the boundary of any Residential, Rural-Residential, Rural or Township Zones:

- 55dBA LAeq (15min) 0700 – 2200 Monday to Friday
- 55dBA LAeq (15min) 0700 – 1900 Saturday
- 40dBA LAeq (15min) At all other times and any public holiday
- 75dBA LAFmax At all other times

Exemption

Noise limits shall not apply to residential activities and outdoor recreation, however the activity shall comply with the requirements of Section 16 of the Resource Management Act, 1991.

Sound levels shall be measured and assessed in accordance with the provisions NZS 6801:2008 *Acoustics – Measurement of environmental sound* and NZS 6802:2008 *Acoustics – Environmental noise*

7.6 NON-NOTIFIED RESOURCE CONSENTS

In accordance with section 77D RMA 1991, an application for resource consent required by the following activity is precluded from public notification (s95A RMA 1991) and limited notification (s95B RMA 1991) subject to sections 95A(2)(b), 95A(2)(c), 95A(4), 95B(3) and 95C of the Act:

- Windows (Site Development Standard 7.4.6)

7.7 SCHEDULED ACTIVITIES

7.7.1 Gillies Foundry & Engineering Co. Ltd

The Gillies foundry and engineering business has been established on this site for a considerable time. Over this period, there have been a number of changes to the nature and scale of the business and to the built form in which the activity is situated. Those changes have either occurred with the necessary and appropriate consents or as a result of them being permitted.

The Gillies properties are subject to the provisions of two zones- Business 3 and Business H. Activities currently taking place on the site are non-complying because they fall within the definition of 'offensive processes'.

7.7.1.1 Scheduled Activities - Gillies Foundry & Engineering Co. Ltd.

The following activities shall be permitted activities:

1. foundry and engineering including but not limited to receipt and storage of raw materials; production of molten metals; metal casting production;
2. product finishing, storage and dispatch;
3. machining;
4. manufacture of die used in casting process;

5. offices and staff facilities;
6. indoor and outdoor storage;
7. vehicle manoeuvring;
8. loading and unloading.

7.7.1.2 Special Conditions

Site Development Standards

1. Height of Buildings: 10m
2. Setback from Roads: Minimum setback of building(s) for an activity shall be 2m from road boundaries.
3. Building Coverage: Maximum building(s) coverage for an activity shall be 60%.
4. Access: All access shall comply with the Transport Rules (Refer to Rule 12).
5. Outdoor Storage and Display: The outdoor storage of goods (excluding vehicles or the display of goods for sale) shall be sited to the rear of any building and screened from public view.

No site which is vacant of buildings shall be used for the storage, display or sale of goods, temporary or otherwise.

6. Amenities of Residential Zones: Where any site in the scheduled area adjoins a site zoned Residential, the following standards shall apply:
 - i. Setback from Zone boundary: The minimum setback of building(s) for an activity shall be 4.5m.
 - ii. Recession planes: Building(s) for an activity shall not project beyond a building envelope constructed by recession lines from points 2.7m above internal boundaries as shown in Appendix H.
 - iii. Screening: A landscaped area with a minimum width of 2m shall be established and maintained along internal boundaries and shall be planted with species, which at maturity, will screen the buildings from adjoining sites. In addition, a solid wall or close boarded fence with a minimum height of 1.8m shall screen any outdoor storage.

Critical Zone Standards

7.7.1.3 Noise

Any on-site activities shall be conducted such that the following noise limits are not exceeded within the boundary of another site within that zone or in any other zone at any point within the boundary of a site, during the following time frames:

Daytime: 55dB LAeq (15 min)

Night-time: 55dB LAeq (15 min)

On any site, activities shall be conducted such that the following noise limits are not exceeded at any point in the Residential Zone, during the following time frames:

Monday to Friday 7am – 10pm	55dB LAeq (15 min)
Saturday 8am – 7pm	55dB LAeq (15 min)
At all other times and any public holiday	40dB LAeq (15 min)
Daily 10pm to 7am the following day	75dB LAFmax

Sound levels shall be measured in accordance with the provisions of NZS 6801:2008 *Acoustics – Measurement of environmental sound* and assessed in accordance with the provisions of NZS 6802:2008 *Acoustics – Environmental noise*.

7.7.2 Summit Wool Spinners Ltd

Summit Wool Spinners operates on a large site with the wool spinning activity having been well established for a long period of time and has made a considerable contribution to the local economy.

7.7.2.1 Scheduled Activities - Summit Wool Spinners Ltd.

The following activities shall be permitted activities:

1. Textile manufacturing, including but not limited to:
 - receiving raw materials
 - manufacture of woollen yarns
 - storage of products
 - offices and staff facilities
 - car parking
 - vehicle manoeuvring
 - vehicle loading and unloading

7.7.2.2 Special Conditions

- i. The activities shall be conducted so that the existing ambient noise levels are not exceeded at the boundary of any Residential Zones.
- ii. Rule 7.4.10(4) (Hours of Operation) shall not apply to activities carried out on the scheduled sites.

7.7.2.3 Standards

1. Height of Buildings
Maximum height of any building(s) for an activity shall be 10m
2. Setback from Roads
Minimum setback of building(s) for an activity shall be 10m from road boundaries.
3. Building Coverage
Maximum building(s) coverage for an activity shall be 70%.
4. Access
All access shall comply with the Transport Rules (Refer to Rule 12).
5. Outdoor Storage and Display

The outdoor storage of goods (excluding vehicles or the display of goods for sale) shall be sited to the rear of any building and screened from public view.

6. Amenities of Residential Zones

Where any site adjoins a site zoned Residential, the following shall apply:

- i. Setback from zone boundary: The minimum setback of building(s) for an activity shall be 4.5m.
- ii. Recession planes: Building(s) for an activity shall not project beyond a building envelope constructed by recession lines from points 2.7m above internal boundaries as shown in Appendix H.
- iii. Screening: A landscaped area with a minimum width of 2m shall be established and maintained along internal boundaries and shall be planted with species, which at maturity, will screen the buildings from the adjoining sites. In addition, a solid wall or close boarded fence with a minimum height of 1.8m shall screen any outdoor storage areas.