

# **Planners Report 14**

## **Variation 1: Lifestyle Zones and Minden Structure Plan Area**

### **Lifestyle Section – Activity Performance Standards Home Enterprises**

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#### **1.0 Background**

- 1.1 Only one change was made to the Activity Performance Standards for Home Enterprises, which was the addition of a 10m setback from the road boundary for all aspects of a Home Enterprise, including carparking and sale of goods.

#### **2.0 Issues**

- 2.1 Two submission points were received requesting amendments to the activity performance standards for Home Enterprises.
- 2.2 These are as follows:
  - 2.2.1 One submitter requests that stalls and sheds for the sale of produce should be allowed within 10m of the front boundary provided that adequate parking is provided.
  - 2.2.2 Another submitter seeks that Home Enterprises should exclude “bulk warehousing, product assembly, or outside storage of materials or goods” due to the close proximity of neighbours and expectation of high rural amenity in the Lifestyle Zone.

#### **3.0 Options**

- 3.1 **Option 1**
  - 3.1.1 Retain Activity Performance Standards for Home Enterprises as notified.
- 3.2 **Option 2**
  - 3.2.1 Allow stalls and sheds (for home enterprises) within 10m of the front boundary if adequate parking is provided.
- 3.3 **Option 3**
  - 3.3.1 Specify that Home Enterprises exclude “bulk warehousing, product assembly, and outside storage of goods”.

## **4.0 Discussion**

### **4.1 Option 1**

- 4.1.1** The 10m setback from any road boundary for all aspects of a Home Enterprise (including carparking and sales of goods) was put in place to retain the open space rural streetscape and amenity of the Lifestyle Zone.
- 4.1.2** Option 1 considers retaining the standards as notified which would retain this amenity. The following options will be considered with that in mind.

### **4.2 Option 2**

- 4.2.1** One submitter has asked for an exemption from this 10m yard for stalls and sheds where adequate parking is provided.
- 4.2.2** "Stalls" are already a Permitted Activity within the Lifestyle Zone and have their own separate definition from Home Enterprises. There are no restrictions on stalls in terms of yards under this definition. They also do not meet the definition of "Buildings" through not requiring building consent, and therefore yards do not apply in this case either.
- 4.2.3** However, it becomes unclear whether a stall would be required to comply with the proposed 10m yard if associated with a Home Enterprise, as opposed to existing independently. Both should be treated consistently; therefore clarification is needed to the Home Enterprise rule to show that there is an exception from the 10m yard for stalls.
- 4.2.4** In terms of the submitter's suggestion to allow the yard exemption if adequate parking is provided, the definition of "Stalls" (which is written like a rule) already includes a requirement to provide at least one vehicle park off the formed road and adjacent to the stall.
- 4.2.5** Sheds would fall under the District Plan's definition of "Buildings" as "all other structures" and so are required to meet the 10m yard as under Rule 16A.4.1 (c) (ii). There is no clear reason for allowing sheds any closer than 10m to the road boundary if associated with a Home Enterprise.

### **4.3 Option 3**

- 4.3.1** The standards for Home Enterprises already restrict the scale of these operations in a number of ways through existing performance standards such as gross floor area, retailing space, and staff numbers. These restrictions prevent the establishment of larger commercial type operations which we accept would not be appropriate within the lifestyle setting.

**4.3.2** Compliance records also show that there are only a small number of Home Enterprises being established within the District and complaints of this nature are rare.

**4.3.3** However, it could still be beneficial to put a specific restriction on bulk warehousing, product assembly and outside storage of materials and goods as this will provide more certainty that such operations will not be established within the Lifestyle Zone.

## 5.0 Recommendation

**5.1** That the Activity Performance Standards for Home Enterprises in 16A.4.1 (e) are amended as follows:

**5.2** That Rule 16A.4.1 (e) (viii) provides an exemption for stalls as follows;

"No aspect of the home enterprise, including carparking, or sale of goods, shall be undertaken within 10m of the front boundary with the exception of *Stalls*."

**5.3** That a new Rule 16A.4.4 (e) (ix) is added as follows:

"Bulk warehousing, product assembly and outside storage of materials and goods shall not be permitted as a part of a Home Enterprise".

**5.4** The following submissions are therefore:

**5.5 Accepted**

Submission	Point Number	Name
38	11	Gravit, Jo
66	5	Sobye, Deidre

## 6.0 Reasons

**6.1 Option 1**

**6.1.1** The Activity Performance Standards for Home Enterprise are recommended for change as per the specific reasons below.

**6.2 Option 2**

**6.2.1** Rule 16A.4.2 (e) (viii) may unintentionally prevent stalls from operating within 10m of the front road boundary, whereas they would still be able to establish as individual activities if not part of a Home Enterprise. The recommended exemption makes this consistent.

**6.2.2** Sheds on the other hand are defined under "all other structures" and require a 10m yard from the road boundary. There is no reason to provide an exemption for sheds that are a part of a Home Enterprise.

### **6.3 Option 3**

- 6.3.1** Although the standards for Home Enterprise restrict the scale of commercial type operations to an extent, putting a specific restriction on “bulk warehousing, product assembly and outside storage of material and goods” will provide more certainty that such operations will not be established within the Lifestyle Zone.
  
- 6.3.2** The submitter had specifically raised this issue for the Lifestyle Zone only so it has only been addressed in the Lifestyle Section.