

# RULE B8 – MANFEILD PARK ZONE

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## RULE B8 – MANFEILD PARK ZONE

(Refer Part 4.15)

NB – Words outlined in bold type below have a specific definition contained in Chapter 2 (Definitions). Some of the activities listed below, particularly those marked <sup>MWRC</sup>, may also require consent from the **Regional Council**.

### B8.1 Permitted Activities

#### B8.1.1 List of Activities

- A) The following are **permitted activities** in the Manfeild Park **Zone** provided that they comply with the standards in Rule B8.3 below:
- i) **Buildings**, structures and land used for the following activities: recreation, sporting and **community events**, entertainment, hospitality; agriculture, horticulture and pastoral activities; shows, conventions, conferences, exhibitions, trade fairs, demonstrations; auctions; and **military exercises**
  - ii) **Buildings** and activities associated with the operation and maintenance of Manfeild Park, including administration **offices**
  - iii) Catering activities associated with **permitted activities**
  - iv) **Accessory buildings**, structures or **ancillary activities** to **permitted activities**
  - v) **Motor sport activities**, including driver training
  - vi) **Signs**
  - vii) **Earthworks** which comply with Rules 3D.4.1 and 3D.4.2
  - viii) Car parks
  - ix) Tertiary education activities that are complementary to the facilities at Manfeild Park
  - x) Within the Office Overlay (refer Appendix 8A), **offices** which are complementary to or associated with, activities at Manfeild Park.

## B8.2 Controlled Activities

### B8.2.1 List of Activities

- A) The following are **controlled activities** in the Manfeild Park **Zone** provided that they comply with the standards in Rule B8.3 below:
- i) Relocating previously used **buildings** from another **site**

### B8.2.2 Criteria for Assessment

- A) The matters over which **Council** has reserved control and in respect of which conditions may be imposed are set out in Rule A1.3.1.

## B8.3 Standards For Permitted and Controlled Activities

### B8.3.1 Performance Standards

The permitted and **controlled activities** specified above shall comply with the following standards:

A) **Height**

- i) Maximum **building height** of 9m, except within the **Building** Overlay (refer Appendix 8A) where the maximum **building height** of 12m applies.
- ii) The maximum height of 15m for lighting pole structures.

B) **Building Coverage**

For all **building** construction, alteration and development:

- i) The **building footprint** must not exceed 1,200m<sup>2</sup>, except within the **Building** Overlay (refer to Appendix 8A) where the **building footprint** must not exceed 1,500m<sup>2</sup>.
- ii) The minimum separation distance between **buildings** is 6m.
- iii) Within the agricultural and equestrian park a minimum of 80,000m<sup>2</sup> area with sides with a minimum dimension of 200m, must be retained as open space and no **buildings** or permanent car parking can be constructed in this area.

### C) View Shafts

- i) A view shaft of at least 20m in width that extends into the no-build area within Manfeild Park must be provided, free of **buildings**, vegetation, and outdoor storage facilities in those locations shown in Appendix 8A.

### D) Yards and Separation Distances

For all **building** construction, alteration and development:

- i) A **building** setback from Kowhai Park in accordance with Appendix 8A
- ii) A minimum separation distance between **buildings** of 6m, except within the **Building** Overlay (refer to Appendix 8A) where no separation distance applies
- iii) A **building** setback of 6m from Kawakawa Road.

### E) Landscaping and Screen Planting

The following shall apply for any **building** construction, alteration and development occurring within the Manfeild Park **Zone**:

- i) Along any new **roads** constructed after 2010 plant a tree every 26m within a 4m x 4m planting box that is capable of growing more than 4m in height and with a trunk that can be limbed up to 2m, in accordance with Diagram 1 in Appendix 8B.
- ii) For formed car parking areas with more than 60 car parks, all parks must be bound by a 1.5m wide **landscape strip** that must be planted and maintained with landscaping. This landscaping shall comprise low shrubs and groundcover below 0.75m in height. Every 26m along the **landscape strip** a tree shall be planted that is capable of growing more than 4m in height and with a trunk that can be limbed up to 2m, in accordance with Diagram 2 in Appendix 8B.
- iii) Within a formed car parking area, every 10 car park spaces must be separated by a 2m x 2m landscaping box with planting that is maintained, in accordance with Diagram 2 in Appendix 8B.

NB: The preferred planting species for this **zone** are found in Appendix 8B.

### F) Outdoor Storage

- i) Any outdoor storage area must be screened from view by either a fence, or a wall of not less than 2m in height or dense planting of vegetation capable of growing to 2m in height. Any planting must be maintained.

### G) Noise

#### Noise Received in Rural Zones and Residential Zones

- i) All activities shall be conducted to ensure that noise shall not exceed the following limits, at any point within the notional boundary of any rural **dwelling** or at any point within the boundary of any **site** zoned Residential:

8:00am to 10:00pm 55 dBA L<sub>10</sub>

10:00pm to 8:00am the following day 45 dBA L<sub>10</sub> and 65 dBA L<sub>max</sub>

#### Noise Received in the Special Development Zone

- ii) All activities shall be so conducted as to ensure that the noise shall not exceed the following limits, at any point within the Special Development **Zone** other than a **site** owned or occupied by the Manfeild Park Trust:

8:00am to 10:00pm 65 dBA L<sub>10</sub>

10:00pm to 8:00am the following day 45 dBA L<sub>10</sub> and 65 dBA L<sub>max</sub>

#### Motorsport Activities

- iii) Motorsport activities taking place at the Motorsport Park and circuit (that are controlled by reference to separate resource consent conditions), firework displays, crowd noise and the noise of soil preparation and grass mowing are exempt from the noise limits in rules g. and h. above.

#### Construction Noise

- iv) Construction noise will be managed and controlled using NZS 6803:1999 Acoustics Construction Noise.

#### Special Events

- v) For the purpose of rule ii. below, a **special event** is defined as an event that is not a motorsport activity taking place at the Motorsport Park and circuit (that is controlled by reference to separate resource consent conditions) but which otherwise meets the permitted activity status for the **zone** except that it exceeds the noise limits in rules g. and h. above
- vi) The noise limits in rule g. and h. above shall not apply to **special events** taking place in the Manfeild Park **Zone** provided that the following restrictions are met:
- a) **Special events** to not occur on more than 6 days in any 12 month period. For the purpose of this condition, if an event occurs on more than one day then each day is counted
  - b) **Special events** may take place between 8:00am and 11:00pm provided the event does not exceed 60 dBA LA<sub>eq</sub> (15min), and between 8:00am

and 10:00pm provided the event does not exceed 70 dBA LA<sub>eq</sub> (15min). Social events shall not occur outside these hours.

- c) **Special events** shall not take place between 10:00pm and 8:00am the following day, except that **special events** on the night of New Year's Eve / New Year's Day must not exceed 70 dBA LA<sub>eq</sub> (15min) and must not take place between 1:00am and 7:00am on New Year's Day.
- d) Event set-up and pack-up activities may occur within the night time hours provided they comply with the noise limits in rule g. above.
- e) **Special events** shall not exceed the noise limits of 70 dBA LA<sub>eq</sub> (15min) at any point within the notional boundary of any rural **dwelling** or at any point within the boundary of any **site** zoned Residential. The measured level(s) shall be compared directly with the applicable noise limits without any adjustments for special audible characteristics.
- f) A notice shall be placed in local newspapers between 7 and 14 days before the event advising that the **special event** is to take place, the times and nature of the event and that higher noise levels are expected.
- g) A noise management plan must be prepared by a suitably qualified person. The noise management plan must demonstrate how noise is to be managed, controlled and monitored if appropriate, and demonstrate that the noise limits will be complied with. This noise management plan shall be submitted to **Council** prior to the event.
- h) A record shall be kept of the above information and provided to **Council** upon request.

#### Measurement of Noise

- vii) Sound levels shall be measured in accordance with New Zealand Standard NZS6801:1991 Measurement of Sound and assessed in accordance with NZS6802:1991 Assessment of Environmental Sound.

NB: The notional boundary is defined in NZS6801:1991 Measurement of Sound as a line 20 metres from the façade of any rural **dwelling** or the legal boundary where this is closer to the **dwelling**.

#### H) Effluent Disposal

- i) Adequate provision must be made for disposal of any solid or liquid effluent, and for the hygienic storage of waste matter. <sup>MWRC</sup>

#### I) Signs

Compliance with Rule 3E.4.2 except as provided for in Rule 8.3.1 I) i) to iii) below:

- i) One free-standing **sign** not exceeding 3m<sup>2</sup> for the general advertising of events / activities at Manfeild Park may be erected and maintained onsite at the South Street, Rata Street and Kawakawa Road entry points.
- ii) In addition to the general advertising **sign** allowed by rule i. above, one permanent advertising **sign** of 3m<sup>2</sup> in size onsite adjacent to Kawakawa Road and South Street indicating current or forthcoming events.
- iii) Traffic **signs**, or **signs** showing the name of the **road**, number of the premises or the location, timetable or other details of any utility or public facility.

J) **Glare**

- i) No artificial lighting shall be installed in a manner that results in adverse **effects** to **road** users or adjacent residential properties.
- ii) No artificial lighting associated with activities at Manfeild Park must spill beyond the **site** boundary after 10:30pm.

K) **Car Parking**

- i) Any **building** construction, alteration or development must provide car parking in accordance with Rule 3B.4.5 of the District Plan.
- ii) An Overall Traffic Management Plan must be put in place and implemented for all events within Manfeild Park. The plan must be submitted to **Council** for approval prior to the event and include:
  - a) All access points including their hierarchy and use (main access, overspill parking areas and access, and participants' access)
  - b) Permanent internal signage, identifying permanent and overspill parking areas and exit points
  - c) A plan detailing all parking associated with the Park activities. Permanent car parking should be clearly marked and overspill or temporary parking areas should be identified. If overspill parking locations change per event, the different areas used should be identified and related to those specific events
  - d) How traffic will be managed when there are simultaneous events at Manfeild Park.
- iii) An event-specific Traffic Management Plan shall be in place and implemented for all events where over 5,000 people are anticipated, including where more than one event is occurring at Manfeild Park at the same time on the same day. The event-specific Traffic Management Plan must be submitted to **Council** for approval prior to the event and include:



- a) All proposed temporary traffic **signs**, including diversions and **directional signs**
- b) Any required **road** closures
- c) All accesses proposed for use at a specific event, including emergency vehicle, participants, visitors and overspill access points.

L) **Access to Roads**

- i) Any vehicle crossing proposed along Kawakawa Road must be located 50m apart. Any crossings within this distance must be joined to form one access.
- ii) Vehicle crossings constructed to arterial **roads** defined in Appendix 3B.1 shall meet the following standards:
  - a) Such vehicle crossings shall only be constructed if there is no alternative legal access to another **road**
  - b) The minimum sight distance to and from the vehicle crossing shall comply with the criteria in Appendix 3B.3
  - c) The location of the crossing shall comply with Appendix 3B.3
  - d) Use of the crossing shall not exceed 100 car equivalent vehicle movements per day
  - e) If use of the vehicle crossing exceeds 30 car equivalent vehicle movements per day, the vehicle crossing shall be formed to the standards shown in Appendix 3B.4
  - f) Car equivalent vehicle movements shall be calculated using Appendix 2C

NB: Constructing vehicle crossings may also require the approval of the **road** controlling authority.

M) **Fencing**

- i) Any fencing between the Manfeild Park **Zone** and the Special Development **Zone** must be constructed out of material that does not restrict the views into and out of Manfeild Park.

N) **Office Overlay**

- i) Any **building** construction, alteration or development within the Office Overlay shown in Appendix 8A must comply with the performance standards specified in the Special Development **Zone** Rule B9.3.1.

## B8.4 Restricted Discretionary Activities

### B8.4.1 List of Activities

- A) The following are **restricted discretionary activities** in the Manfeild Park **Zone**:
  - i) Any permitted activity or controlled activity specified above which does not comply with any of the relevant standards in Rule B8.3

### B8.4.2 Criteria for assessment:

- A) Applications for **restricted discretionary activities** shall be assessed against the matters set out in Rule A1.3.3.

## B8.5 Discretionary Activities

There are no **discretionary activities** in the Manfeild Park **Zone**.

NB: Any activity not provided for as a permitted, controlled or restricted discretionary shall be non-complying activity under Rule A2.1.