

RULE B9 – SPECIAL DEVELOPMENT ZONE

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RULE B9 – SPECIAL DEVELOPMENT ZONE

(Refer Part 4.16)

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 ^{MWRC}, may also require consent from the **Regional Council**.

B9.1 Permitted Activities

B9.1.1 List of Activities

- A) The following are **permitted activities** in the Special Development **Zone** provided that they comply with the standards in Rule B9.3 below:
- i) Speciality shops that are ancillary to activities at Manfeild Park such as equestrian shops, motorsport accessory stores, **farming and agriculture supplier**, but excluding activities such as garden centres, and the sale of boats, caravans and **motor vehicles**
 - ii) **Accessory buildings**, structures or **ancillary activities** to **permitted activities**
 - iii) **Offices**
 - iv) **Specialist services**
 - v) **Buildings** ancillary to **permitted activities**
 - vi) Takeaways / Lunch bars / Café
 - vii) **Pantry shops**
 - viii) **Signs** which comply with Rule 3E.4.2.
 - ix) **Earthworks** which comply with Rule 3D.4.2.
 - x) Car parks.

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B9.2 Controlled Activities

B9.2.1 List of Activities

- A) The following are **controlled activities** in the Special Development **Zone** provided that they comply with the standards in Rule B9.3 below:
- B) Relocating previously-used **buildings** from another **site**

B9.2.2 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.

B9.3 Standards for Permitted and Controlled Activities

B9.3.1 Performance Standards

For the Special Development **Zone**, the permitted and **controlled activities** specified above must comply with the following standards:

- A) **Height**
- i) **Maximum building height** of 9m, except within the Office Overlay (refer Appendix 8A) where the maximum **building height** of 12m applies.
- B) **Building Coverage**
- i) The area of any **building** must not exceed 50% **site coverage** per **site**
 - ii) The **building footprint** must not exceed 800m² per **site**, except within the Office Overlay (refer Appendix 8A) where the **building footprint** must not exceed 1,500m²
 - iii) The minimum **building footprint** must be 200m² or over per **site**
 - iv) The maximum separation distance between **buildings** is 6m
 - v) A maximum **building** frontage width of 25m on **sites** with frontage to South Street or Kawakawa Road
 - vi) For pantry shops, a maximum floor area of 200m²
- NB: Complying **building** layouts are provided in Appendix 8D.
- 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**
- i) A **front yard** of:

- a) 4.5m from Kawakawa Road, in accordance with Diagram 1 in Appendix 8C
- b) 3m from the sliplane off South Street, in accordance with Diagram 2 in Appendix 8C
- ii) A **rear yard** of 4m from the boundary with the Manfeild Park **Zone**, in accordance with Diagram 3 in Appendix 8C
- iii) A **side yard** of 3m.

E) **Landscape and Screen Planting**

- i) For any **building** construction, alteration or development occurring within the Special Development **Zone** the following shall apply:
- ii) A 1.5m wide strip must be provided on the front boundary with Kawakawa Road and South Street that must be landscape planted and maintained, in accordance with Diagram 4 Appendix 8C. This landscaping shall comprise low shrubs and groundcover maintained below 0.75m in height and/or large trees with a trunk capable of being limbed up to 2m. This **landscape strip** may be included within the **yard** setback distance
- iii) A 1.5m wide strip must be provided on the boundary with the Manfeild Park **Zone** that must be landscape planted and maintained in accordance with Diagram 3, Appendix 8C. This landscaping shall comprise low shrubs and groundcover maintained below 0.75m in height in accordance with Diagram 4, Appendix 8C. Every 18m 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. This **landscape strip** may be included within the **yard** setback distance
- iv) For formed car parking areas all parks must be bound by a 1.5m wide **landscape strip** that must be planted and maintained with landscaping. Within the car parking area, every 5 car park spaces must be separated by a 2m x 2m landscaping box with planting that is maintained in accordance with Diagram 5, Appendix 8C. This landscaping strip shall comprise low shrubs and groundcover maintained below 0.75m in height and/or large trees with a trunk capable of being limbed up to 2m
- v) For **building** façades exceeding 10m in width, provide screen planting capable of growing 4m in height and must be maintained in accordance with Diagram 6, Appendix 8C

NB: The preferred planting species for the Special Development **Zone** are found in Appendix 8C.

F) **Outdoor Storage**

- i) Any outdoor storage area must be screened from view by either a fence, or wall if not less than 2m in height or dense planting of vegetation capable of growing 2m in height. Any planting must be maintained
- ii) Outdoor storage areas are to be located at the rear of **buildings** and not visible from a public **road**.

G) **Noise**

Noise Received in the Special Development Zone

- i) All activities shall be conducted so as to ensure that noise shall not exceed the following limits, at any point within the boundary of any other **site** in the Special Development **Zone**:

At any time 65 dBA L₁₀

10:00pm to 7:00am the following day 85 dBA L_{max}

Noise Received in Recreation Zones

- ii) All activities shall be conducted so as to ensure that noise shall not exceed the following limits, at any point within the boundary of the Recreation **Zone**:

At any time 55 dBA L₁₀

Noise Received in Rural and Residential Zones

- iii) All activities shall be conducted so as 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:

7:00am to 10:00pm 50 dBA L₁₀

10:00pm to 7:00am the following day 40 dBA L₁₀ and 60 dBA L_{max}

Measurement

- iv) 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.

H) Effluent Disposal

Adequate provision must be made for disposal of any solid or liquid effluent, and for the hygienic storage of waste matter. ^{MWRC}

I) Signs

Compliance with Rule 3C.4.1 except as provided for by Rule 9.3.1 I). i) and ii) below.

- i) All **signs** must be attached to and within the profile of a **building**, except for one free-standing **sign** not exceeding 3m² for any permitted use of the **site**.
- ii) 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) Artificial Lighting

No artificial lighting shall be installed in a manner that results in adverse **effects** to **road** users or adjacent residential properties.

K) Access and Car Parking

- i) All new access to **sites** fronting South Street must be accommodated by a service lane, see Appendix 8E
- ii) No direct access to **sites** from South Street is permitted
- iii) Any vehicle crossings proposed along Kawakawa Road must be located 50m apart. Any crossings within this distance must be joined to form one access
- iv) Any **building** construction, alteration or development must provide car parking in accordance with section 3B.4.5 of the District Plan
- v) The minimum sight distance to and from the vehicle crossing and intersections shall comply with the criteria in Appendix 3B.3.

L) Fencing

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

B9.4 Restricted Discretionary Activities

B9.4.1 List of Activities

- A) The following are **restricted discretionary activities** in the Special Development **Zone**:
- i) Any permitted activity or controlled activity specified above which does not comply with any of the relevant standards in Rule B9.3

B9.4.2 Criteria for Assessment

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

B9.5 Discretionary Activities

- A) The following are **discretionary activities** in the Special Development **Zone**:
- i) Restaurants and taverns
 - ii) Motels

NB: Any activities not provided for are a Non-Complying Activity under Rule A2.1.