

## AREA SPECIFIC MATTERS

# SDZ – Special Development Zone

## Objectives

|               |  |
|---------------|--|
| <b>SDZ-O1</b> | To enable <i>ancillary activities</i> to the operation of Manfeild Park as a multi-event facility whilst avoiding adverse effects on the surrounding environment.          |
| <b>SDZ-O2</b> | To ensure <i>buildings</i> within the Special Development Zone are of a bulk and scale sufficient to complement the amenity and open space of the adjoining Manfeild Park. |
| <b>SDZ-O3</b> | To recognise the historic heritage of Manfeild Park and the importance of the <i>site</i> as a key amenity feature in the District.  |
| <b>SDZ-O4</b> | To ensure business activities are not displaced from the Feilding Central Business District.   |

## Policies

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|---------------|--|
| <b>SDZ-P1</b> | To ensure activities within the Special Development Zone do not adversely affect the operation of Manfeild Park as a multi-event facility. |
| <b>SDZ-P2</b> | To avoid, remedy or mitigate the impacts of <i>buildings</i> , structures and development on neighbouring areas.                           |
| <b>SDZ-P3</b> | To ensure the <i>effects</i> of development are mitigated by landscaping and appropriate <i>building form</i> .                            |

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|---------------|--|
| <b>SDZ-P4</b> | To protect the integrity of the Feilding CBD by controlling the types of businesses that can locate in the Special Development <i>Zone</i> .   |
| <b>SDZ-P5</b> | To maintain the sense of openness and uninterrupted views at Manfeild Park by protecting key view shafts from South Street, Kawakawa <i>Road</i> , Kowhai Park and Rata Street into Manfeild Park. |

## Rules

**NB** – Italicised words have a specific definition contained in the Definitions chapter.

Some of the activities listed below, particularly those marked <sup>MWRC</sup>, may also require consent from the *Regional Council*.

### Permitted Activities (PER)

The following are *permitted activities* in the Special Development *Zone* provided that they comply with the standards in SDZ-ST1 to SDZ-ST12 below:

|               |   |
|---------------|---|
| <b>SDZ-R1</b> | Speciality shops that are ancillary to activities at Manfeild Park such as equestrian shops, motorsport accessory stores, <i>farming</i> and agriculture supplier, but excluding activities such as garden centres, and the sale of boats, caravans and <i>motor vehicles</i> |
| <b>SDZ-R2</b> | <i>Accessory buildings</i> , structures or <i>ancillary activities</i> to permitted activities  |
| <b>SDZ-R3</b> | <i>Offices</i>  |
| <b>SDZ-R4</b> | Specialist services   |
| <b>SDZ-R5</b> | <i>Buildings</i> ancillary to permitted activities  |
| <b>SDZ-R6</b> | Takeaways / Lunch bars / Café   |
| <b>SDZ-R7</b> | Pantry shops  |

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| <b>SDZ-R8</b>  | <i>Signs</i> which comply with SIGN-ST1 to SIGN-ST3. |
| <b>SDZ-R9</b>  | <i>Earthworks</i> which comply with EW-ST1 to EW-ST9 |
| <b>SDZ-R10</b> | Car parks.   |

## Controlled Activities (CON)

The following are controlled activities in the Special Development Zone provided that they comply with the standards in SDZ-ST1 to SDZ-ST12:

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| <b>SDZ-R11</b> | Relocating previously used <i>buildings</i> from another <i>site</i> .  |  |
|                | <b>Reservation of Control:</b><br>The matters over which <i>Council</i> has reserved control and in respect of which conditions may be imposed are set out in SDZ-RC1 to SDZ-RC2. |  |
|                | <b>SDZ-RC1</b>  | <i>Relocated buildings</i> – Refer to matters of control provided for in REL-R1. |

## Standards for Permitted and Controlled Activities

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

|                |  |  |
|----------------|--|--|
| <b>SDZ-ST1</b> | <b>Height</b> – Maximum <i>building height</i> of 9m, except within the Office Overlay (SDZ-APP1) where the maximum <i>building height</i> of 12m applies. |  |
| <b>SDZ-ST2</b> | <b>Building Coverage:</b>  |  |
|                | <b>SDZ-ST2.1</b>   | The area of any <i>building</i> must not exceed 50% <i>site coverage</i> per <i>site</i> |

|         |   |  |  |
|---------|---|--|--|
|         | SDZ-ST2.2   | The <i>building footprint</i> must not exceed 800m <sup>2</sup> per <i>site</i> , except within the Office Overlay (SDZ-APP1) where the <i>building footprint</i> must not exceed 1,500m <sup>2</sup>  |  |
|         | SDZ-ST2.3   | The minimum <i>building footprint</i> must be 200m <sup>2</sup> or over per <i>site</i>  |  |
|         | SDZ-ST2.4   | The maximum separation distance between <i>buildings</i> is 6m   |  |
|         | SDZ-ST2.5   | A maximum <i>building</i> frontage width of 25m on <i>sites</i> with frontage to South Street or Kawakawa Road   |  |
|         | SDZ-ST2.6   | For pantry shops, a maximum floor area of 200m <sup>2</sup>  |  |
|         | NB: Complying <i>building</i> layouts are provided in SDZ-APP2.   |  |  |
| SDZ-ST3 | View Shafts – A view shaft of at least 20m in width that extends into the no-build area within Manfeild Park must be provided, free of <i>buildings</i> , vegetation and outdoor storage facilities in those locations shown in SDZ-APP1. |  |  |
| SDZ-ST4 | Yards and Separation Distances:   |  |  |
|         | SDZ-ST4.1   | A <i>front yard</i> of:  |  |
|         |   | SDZ-ST4.1.a  | 4.5m from Kawakawa Road, in accordance with Diagram 1 in SDZ-APP3.               |
|         |   | SDZ-ST4.1.b  | 3m from the sliplane off South Street, in accordance with Diagram 2 in SDZ-APP3. |
|         | SDZ-ST4.2   | A rear <i>yard</i> of 4m from the boundary with the Stadium Zone, in accordance with Diagram 3 in SDZ-APP3.  |  |
|         | SDZ-ST4.3   | A side <i>yard</i> of 3m.  |  |
| SDZ-ST5 | Landscape and Screen Planting – For any <i>building</i> construction, alteration or development occurring within the Special Development Zone the following shall apply:  |  |  |
|         | SDZ-ST5.1   | 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 in SDZ-APP3. This landscaping shall comprise low shrubs and groundcover maintained below 0.75m in <i>height</i> |  |

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|                |   | and/or large trees with a trunk capable of being limbed up to 2m. This <i>landscape strip</i> may be included within the <i>yard</i> setback distance.  |
|                | <b>SDZ-ST5.2</b>  | A 1.5m wide strip must be provided on the boundary with the <i>Stadium Zone</i> that must be landscape planted and maintained in accordance with Diagram 3, SDZ-APP3. This landscaping shall comprise low shrubs and groundcover maintained below 0.75m in <i>height</i> in accordance with Diagram 4, SDZ-APP3. Every 18m along the <i>landscape strip</i> a tree shall be planted that is capable of growing more than 4m in <i>height</i> and with a trunk that can be limbed up to 2m. This <i>landscape strip</i> may be included within the <i>yard</i> setback distance. |
|                | <b>SDZ-ST5.3</b>  | For formed car parking areas all parks must be bound by a 1.5m wide <i>landscape strip</i> 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, SDZ-APP3. This landscaping strip shall comprise low shrubs and groundcover maintained below 0.75m in <i>height</i> and/or large trees with a trunk capable of being limbed up to 2m.  |
|                | <b>SDZ-ST5.4</b>  | For <i>building</i> façades exceeding 10m in width, provide screen planting capable of growing 4m in <i>height</i> and must be maintained in accordance with Diagram 6, SDZ-APP3.   |
|                | <b>NB:</b> The preferred planting species for the Special Development Zone are found in SDZ-APP4. |   |
| <b>SDZ-ST6</b> | <b>Outdoor Storage:</b>   |   |
|                | <b>SDZ-ST6.1</b>  | Any outdoor storage area must be screened from view by either a fence, or wall if not less than 2m in <i>height</i> or dense planting of vegetation capable of growing 2m in <i>height</i> . Any planting must be maintained.   |
|                | <b>SDZ-ST6.2</b>  | Outdoor storage areas are to be located at the rear of <i>buildings</i> and not visible from a public <i>road</i> .   |

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| SDZ-ST7        | <b>Noise:</b>  |  |
|                | <b>SDZ-ST7.1</b>   | <b>Noise Received in the Special Development Zone</b><br><br>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 <i>site</i> in the Special Development Zone:<br><br>At any time - 65 dBA L <sub>10</sub><br><br>10:00pm to 7:00am the following day - 85 dBA L <sub>max</sub>   |
|                | <b>SDZ-ST7.2</b>   | <b>Noise Received in Recreation Zones</b><br><br>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 Open Space Zone:<br><br>At any time - 55 dBA L <sub>10</sub>  |
|                | <b>SDZ-ST7.3</b>   | <b>Noise Received in General Rural and General Residential Zones</b><br><br>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 <i>residential unit</i> or at any point within the boundary of any <i>site</i> zoned General Residential:<br><br>7:00am to 10:00pm - 50 dBA L <sub>10</sub><br><br>10:00pm to 7:00am the following day - 40 dBA L <sub>10</sub> and 60 dBA L <sub>max</sub> |
|                | <b>SDZ-ST7.4</b>   | <b>Measurement</b><br><br>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.   |
| <b>SDZ-ST8</b> | <b>Effluent Disposal</b> – Adequate provision must be made for disposal of any solid or liquid effluent, and for the hygienic storage of waste matter. <sup>MWRC</sup> |  |
| <b>SDZ-ST9</b> | <b>Signs</b> – Compliance with SIGN-R1 and SIGN-R2 except:   |  |

|                 |   |  |
|-----------------|---|--|
|                 | <b>SDZ-ST9.1</b>  | All <i>signs</i> must be attached to and within the profile of a <i>building</i> , except for one free-standing <i>sign</i> not exceeding 3m <sup>2</sup> for any permitted use of the <i>site</i> . |
|                 | <b>SDZ-ST9.2</b>  | Traffic <i>signs</i> , or <i>signs</i> showing the name of the <i>road</i> , number of the premises or the location, timetable or other details of any utility or public facility.                   |
| <b>SDZ-ST10</b> | <b>Artificial lighting</b> – No artificial lighting shall be installed in a manner that results in adverse effects to <i>road</i> users or adjacent residential properties.                   |  |
| <b>SDZ-ST11</b> | <b>Access and Car Parking:</b>  |  |
|                 | <b>SDZ-ST11.1</b>   | All new access to <i>sites</i> fronting South Street must be accommodated by a service lane (SDZ-APP5)   |
|                 | <b>SDZ-ST11.2</b>   | No direct access to <i>sites</i> from South Street is permitted  |
|                 | <b>SDZ-ST11.3</b>   | Any vehicle crossings proposed along Kawakawa <i>Road</i> must be located 50m apart. Any crossings within this distance must be joined to form one access  |
|                 | <b>SDZ-ST11.4</b>   | Any <i>building</i> construction, alteration or development must provide car parking in accordance with TR-ST3.  |
|                 | <b>SDZ-ST11.5</b>   | The minimum sight distance to and from the vehicle crossing and intersections shall comply with the criteria in TR-APP3.   |
| <b>SDZ-ST12</b> | <b>Fencing</b> – Any fencing between the Manfeild Park and Special Development <i>Zone</i> must be constructed out of material that does not restrict the view into and out of Manfeild Park. |  |

## Restricted Discretionary Activities (RDIS)

The following are *restricted discretionary activities* in the Special Development *Zone*:

**SDZ-R12** Any *permitted activity* or *controlled activity* in SDZ-R1 to SDZ-R11 which does not comply with any of the relevant standards in SDZ-ST1 to SDZ-ST12.

### Matters of Discretion:

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|--|---|---|
|  | Applications for <i>restricted discretionary activities</i> must be assessed against the matters set out in SDZ-MD1 to SDZ-MD3. |   |
|  | <b>SDZ-MD1</b>  | In assessing applications for <i>restricted discretionary activities</i> Council has reserved its control over matters related to the effect of allowing non-compliance with the particular performance standard (or standards) which the proposal has failed to meet. Conditions may be imposed to avoid, remedy or mitigate the effects of non-compliance.  |
|  | <b>SDZ-MD2</b>  | In assessing applications which have become <i>restricted discretionary activities</i> due to non-compliance with the Plan's performance standards, but which otherwise would have been <i>controlled activities</i> , Council has also reserved its control over the matters in SDZ-RC1 to SDZ-RC2 which relate to that type of <i>controlled activity</i> . |
|  | <b>SDZ-MD3</b>  | In assessing applications for the Special Development Zone, Council has restricted the exercise of its discretion to:   |
|  | <b>SDZ-MD3.1</b>  | whether the proposed activity is ancillary to the operation of Manfeild Park  |
|  | <b>SDZ-MD3.2</b>  | access arrangements   |
|  | <b>SDZ-MD3.3</b>  | the requirement to provide view shafts and  |
|  | <b>SDZ-MD3.4</b>  | required landscaping  |

## Discretionary Activities (DIS)

The following are *discretionary activities* in the Special Development Zone:

|                |                         |
|----------------|-------------------------|
| <b>SDZ-R13</b> | Restaurants and taverns |
| <b>SDZ-R14</b> | Motels                  |



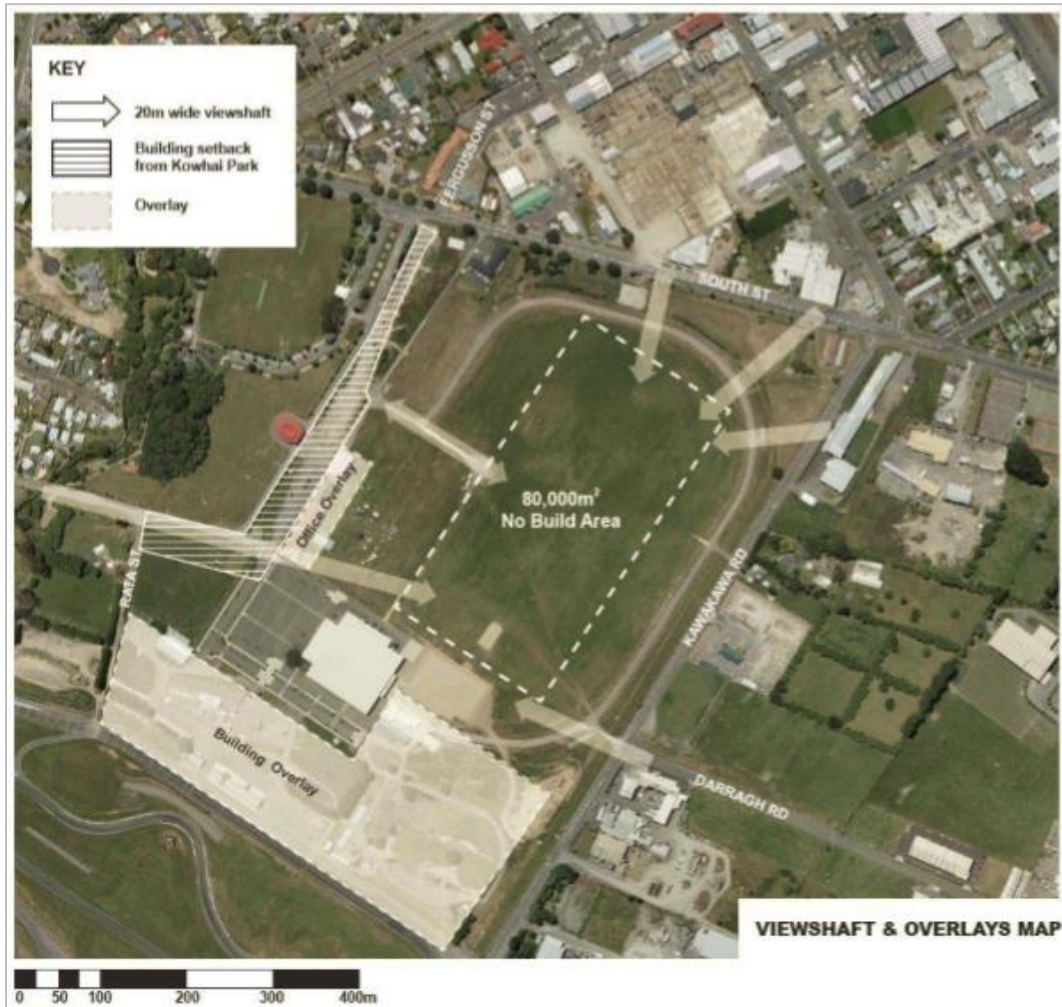
# Non-Complying Activities (NC)

The following are *non-complying activities* in the Special Development Zone:

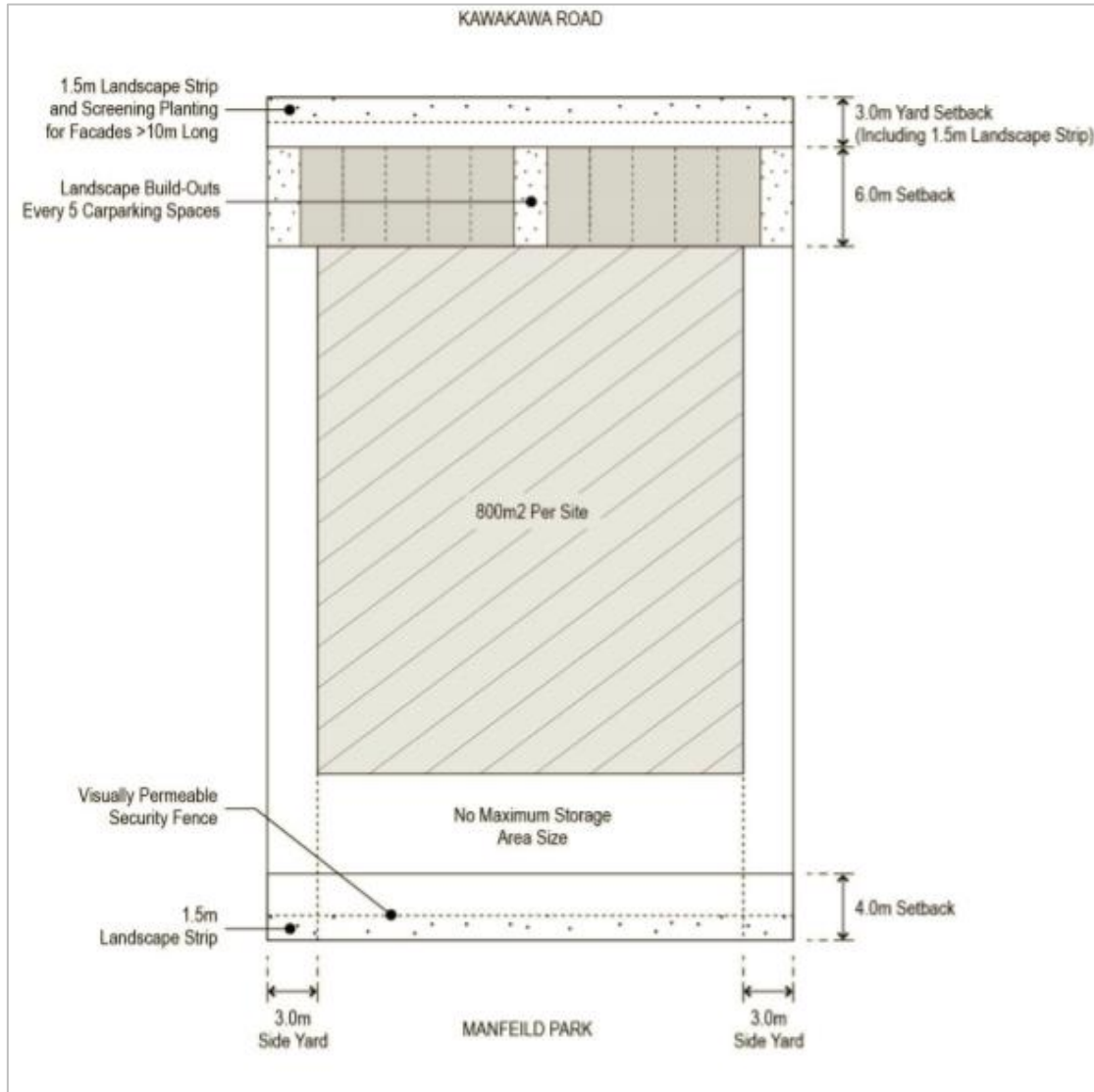
**SDZ-R15**

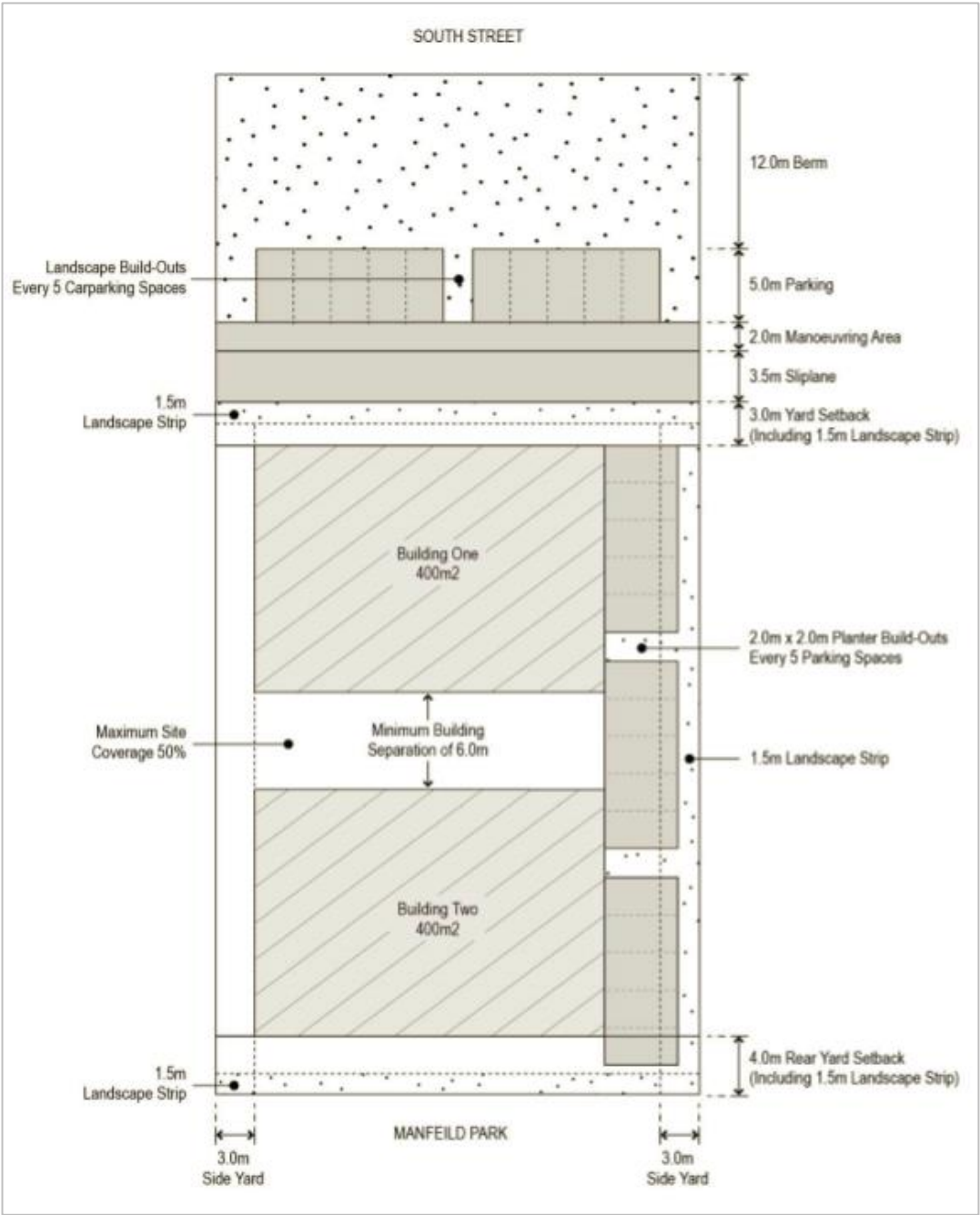
Any activity not provided for as a permitted, controlled, restricted discretionary, or discretionary activity is a *Non-Complying Activity*.

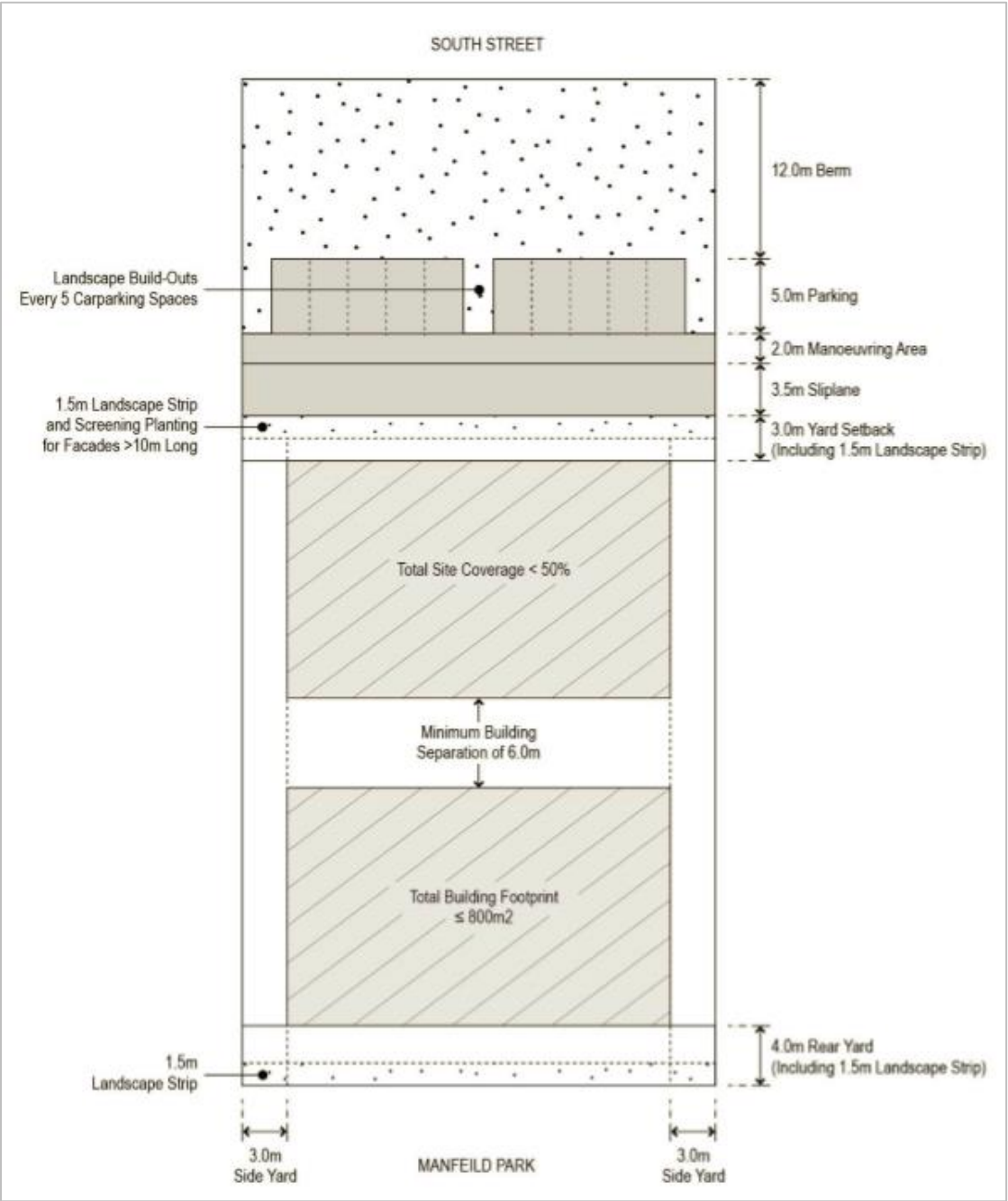
# SDZ-APP1 – Viewshafts for Special Development Zone



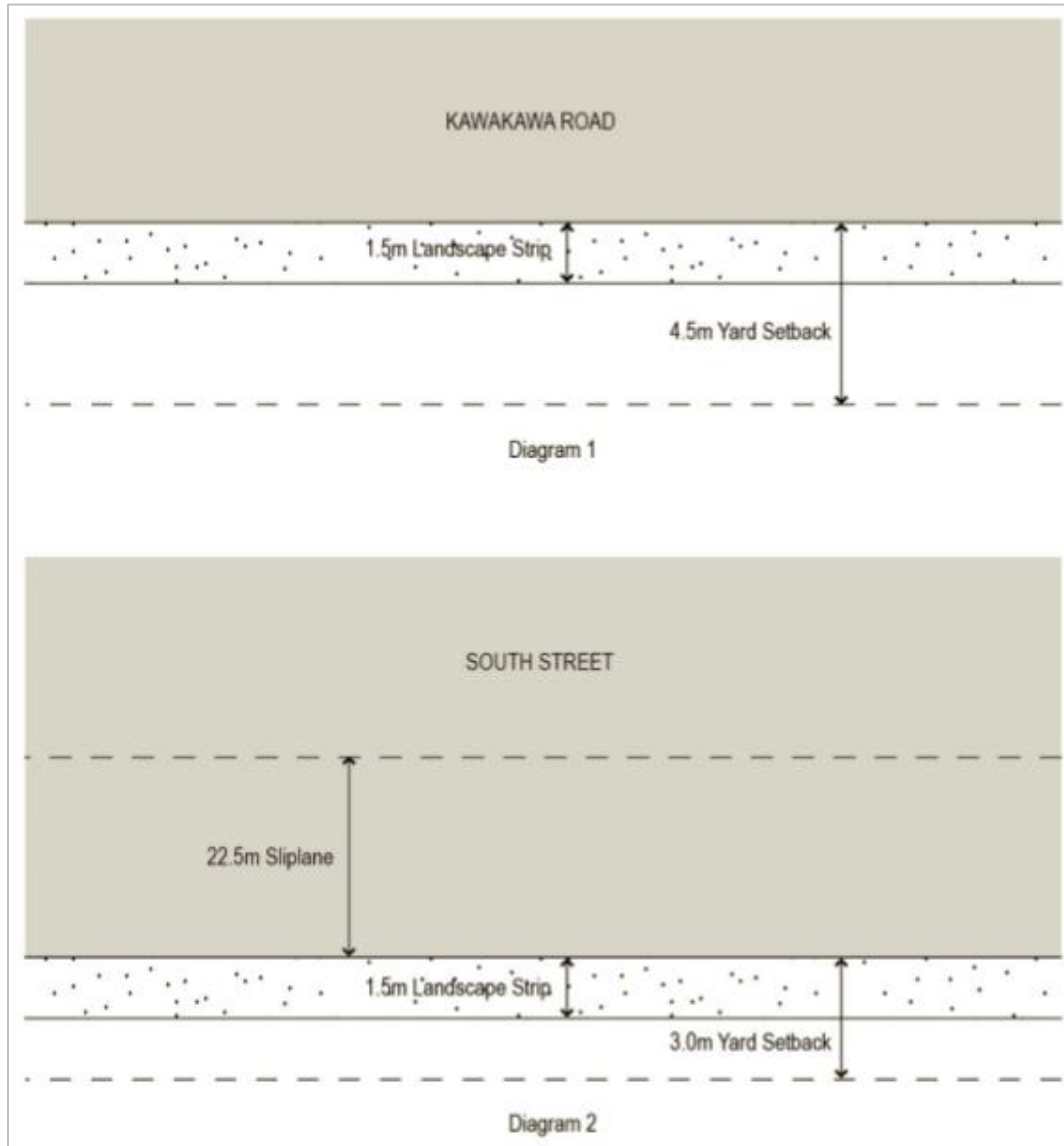
# SDZ-APP2 – Special Development Zone building coverage examples

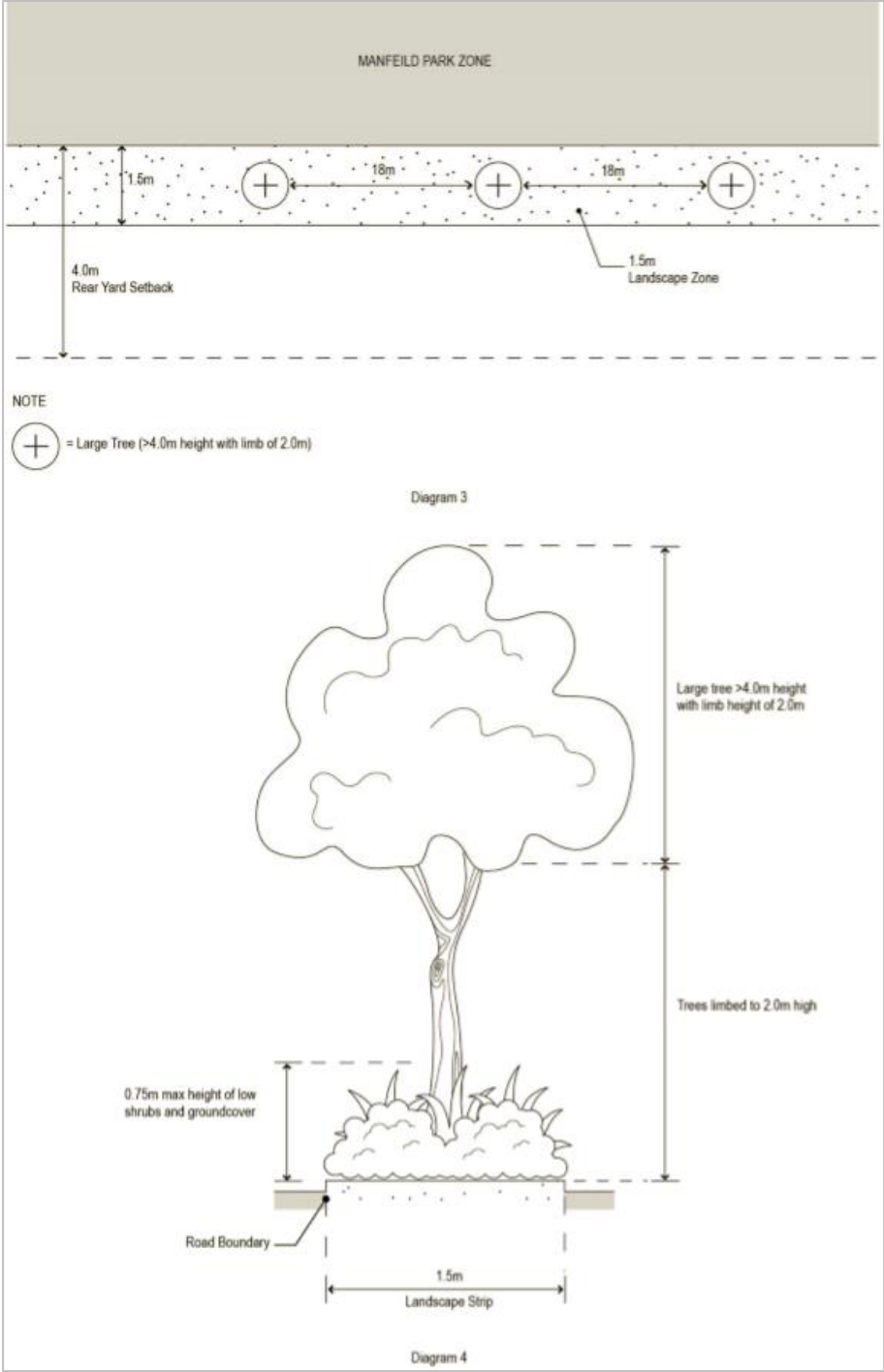


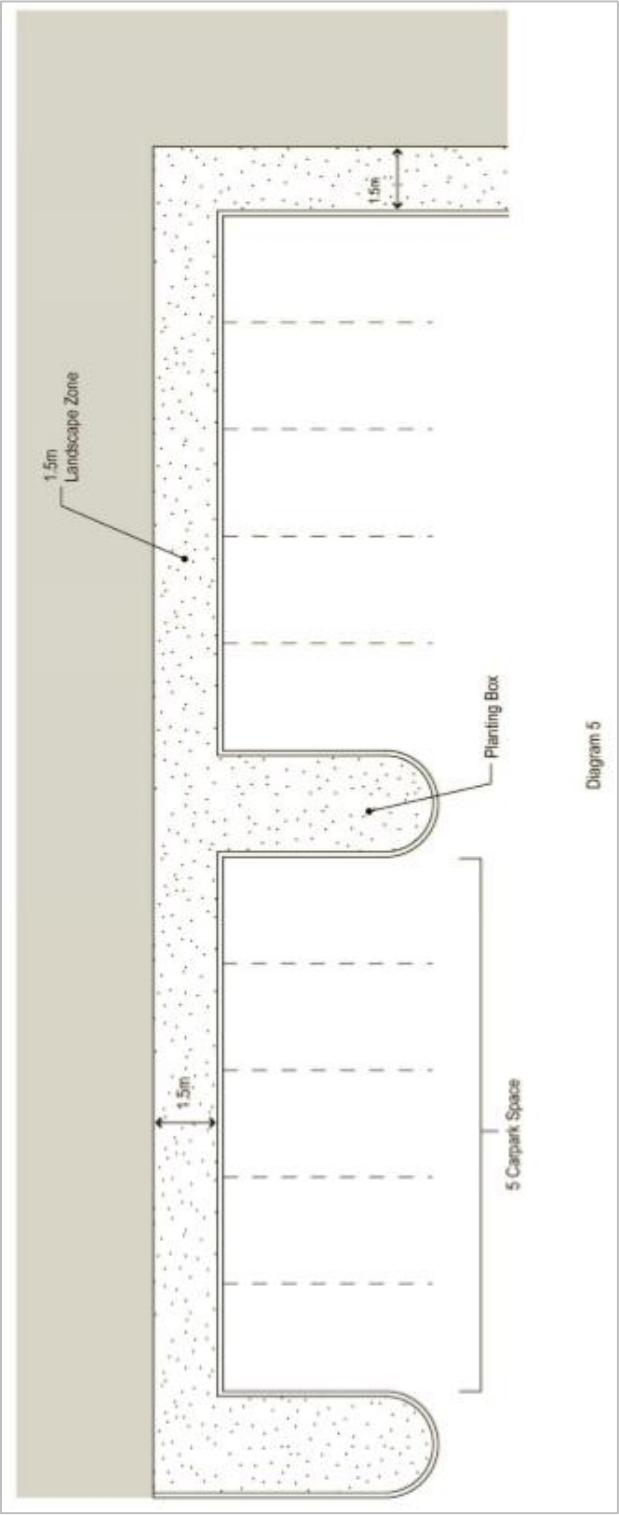




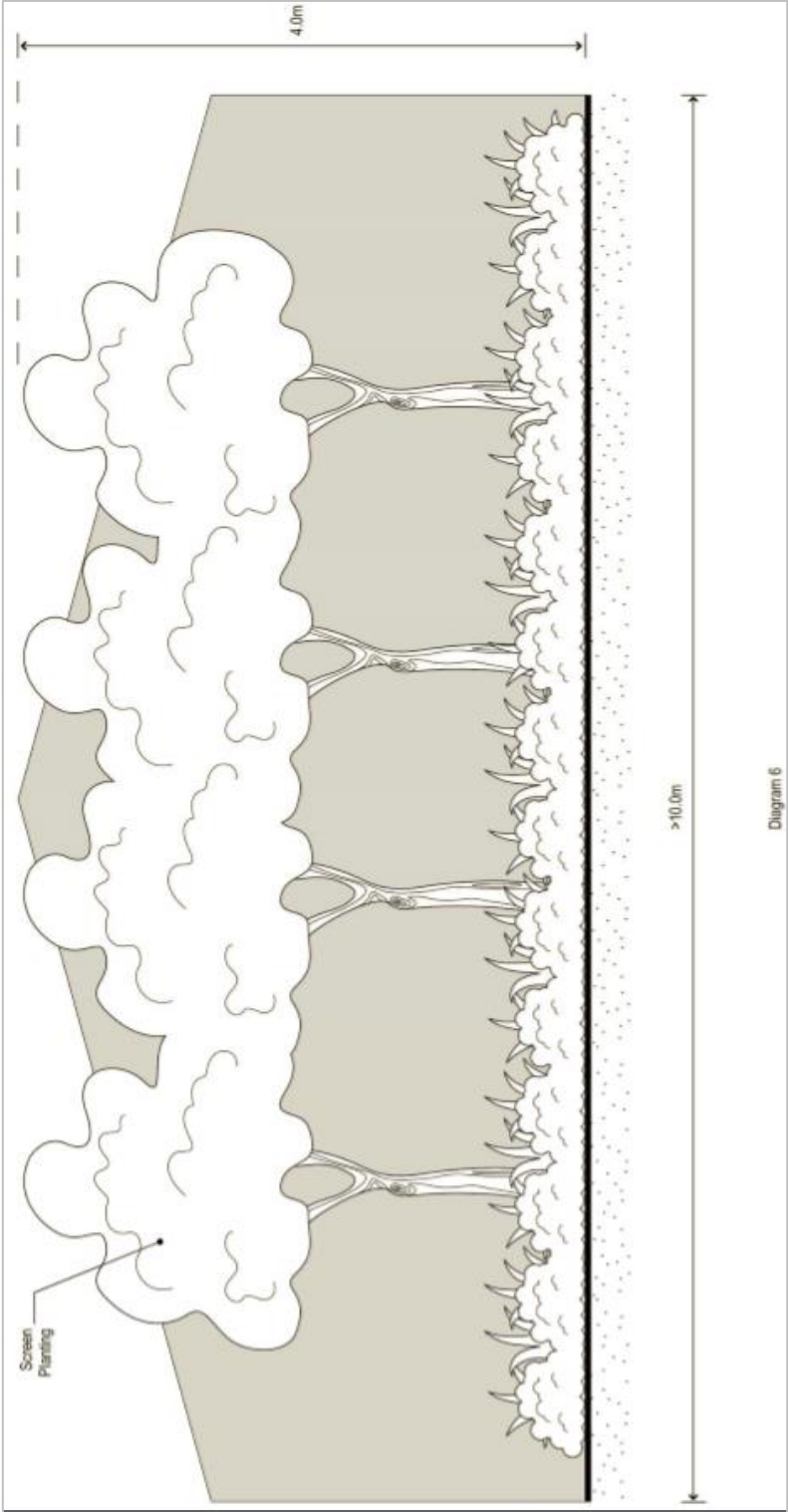
## SDZ-APP3 - Landscape and screen planting Special Development Zone











# SDZ-APP4 – Preferred Planting species for Special Development Zone

## Shrubs under 1.5m

| Botanical Name          | Common Name           |
|-------------------------|-----------------------|
| Rosa Floribunda         | Carpet Rose – White   |
| Rosa Floribunda         | Carpet Rose – Crimson |
| Daphne Odorata          | Daphne                |
| Daphne Burkwoodii       | Daphne                |
| Choisya Ternata         | Orange Blossom        |
| Camelia s. Quintesscent | Camellia              |
| Plumbago Auriculata     | Plumbago              |

## Shrubs over 2m

| Botanical Name          | Common Name        |
|-------------------------|--------------------|
| Camellia Sinensis sp    | Camellia           |
| Pittosporum Tenuifolium | Kohuhu             |
| Michelia Figo           | Port Wine Mangolia |
| Myrtus Communis         | Myrtal             |
| Coprosma Rhamoides      | Divaricating       |

|                      |                |
|----------------------|----------------|
| Corokia Contoneaster | Korokio        |
| Griselinia Lucida    | Akapuka        |
| Lophomyrtus Bullata  | Rama Rama      |
| Olearia Cheesmanii   | Olearia        |
| Corokia Virgata      | Geenty's Green |
| Myrsine Australis    | Mapou          |

## Large Trees

| Botanical Name              | Common Name       |
|-----------------------------|-------------------|
| Magnolia Grandiflora        | Magnolia          |
| Comus Capitata              | Himalayan Dogwood |
| Quercus Coccinea            | Scarlet Oak       |
| Gingko Biloba               | Gingko            |
| Fraxinous Raywoodii         | Claret Ash        |
| Acer Pseudoplatanus         | Red Maple         |
| Alectryon Excelsus          | Titoki            |
| Sophora Tetraptera          | Kowhai            |
| Nothofagus Solandri         | Black Beech       |
| Phyllocladus Trichomanoides | Celery Pine       |

## Taller Screen Planting

| Botanical Name           | Common Name    |
|--------------------------|----------------|
| Pittosporum Tenuifolium  | Kohuhu         |
| Pseudopanax Crassifolium | Lance Wood     |
| Sophora Microphylla      | Kowhai         |
| Coprosma Lucida          | Shining Karamu |
| Pittosporum Eugenioides  | Tarata         |
| Coprosma Parviflora      | Leafy Coprosma |

## Specimen Trees

| Botanical Name          | Common Name |
|-------------------------|-------------|
| Podocarpus Totara       | Totara      |
| Sophora Microphylla     | Kowhai      |
| Dacrycarpus Dacryioides | Kahikatea   |
| Prumnopitys Taxifolia   | Matai       |
| Nestegis Cunninghamii   | Maire       |
| Cordyline Australis     | Ti Kouka    |
| Alectryon Excelsus      | Tioki       |

