

AREA SPECIFIC MATTERS

STADZ – Stadium Zone

(Manfeild Park)

Objectives

STADZ-O1	To enable the operation of Manfeild Park as a major multi-purpose event facility, whilst avoiding adverse <i>effects</i> on the surrounding environment.
STADZ-O2	To protect the <i>amenity values</i> of the surrounding environment.
STADZ-O3	To ensure <i>buildings</i> are of a bulk and scale sufficient to provide for a range of activities, while not compromising the amenity and open space character of Manfeild Park.
STADZ-O4	To recognise the historic heritage of Manfeild Park and the importance of the <i>site</i> as a key amenity feature in the District.

Policies

STADZ-P1	To recognise the multi-purpose nature of activities located within the Stadium Zone.
STADZ-P2	To manage future growth and development of recreation and event activities and associated facilities in the Stadium Zone.
STADZ-P3	To avoid, remedy or mitigate the <i>effects of buildings</i> , structures and development on neighbouring areas.

STADZ-P4	To avoid, remedy or mitigate any adverse environmental <i>effects</i> from <i>community events</i> and activities on neighbouring residential areas.
STADZ-P5	To enable a wide range of event-related commercial, recreational, cultural, civic and educational activities to establish and operate within the Stadium Zone.
STADZ-P6	To maintain the sense of openness and uninterrupted views at Manfeild Park by protecting key view shafts from South Street, Kawakawa Road, Kowhai Park and Rata Street into Manfeild Park.

Rules

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

Some of the activities listed below, particularly those marked ^{MWRC}, may also require consent from the *Regional Council*.

Permitted Activities (PER)

The following are permitted activities in the Stadium Zone provided that they comply with the standards STADZ-ST1 to STADZ-ST14:

STADZ-R1	<i>Buildings</i> , structures and land used for the following activities: recreation, sporting and <i>community events</i> , entertainment, hospitality; agriculture, horticulture and pastoral activities; shows, conventions, conferences, exhibitions, trade fairs, demonstrations; auctions; and <i>military exercises</i>
STADZ-R2	<i>Buildings</i> and activities associated with the operation and maintenance of Manfeild Park, including administration <i>offices</i>
STADZ-R3	Catering activities associated with permitted activities
STADZ-R4	<i>Accessory buildings</i> , structures or <i>ancillary activities</i> to <i>permitted activities</i>

STADZ-R5	<i>Motor sport activities</i> , including driver training
STADZ-R6	<i>Signs</i>
STADZ-R7	<i>Earthworks</i> which comply with EW-R1, EW-R2, and EW-ST1 to EW-ST9.
STADZ-R8	Car parks
STADZ-R9	Tertiary education activities that are complementary to the facilities at Manfeild Park
STADZ-R10	Within the Office Overlay (STADZ-APP1), <i>offices</i> which are complementary to or associated with, activities at Manfeild Park.

Controlled Activities (CON)

The following are controlled activities in the Stadium Zone provided that they comply with the standards STADZ-ST1 to STADZ-ST14:

STADZ-R11	Relocating previously used <i>buildings</i> from another <i>site</i> .	
	Reservation of Control: The matters over which <i>Council</i> has reserved control and in respect of which conditions may be imposed are set out in STADZ-RC1 to STADZ-RC2.	
	STADZ-RC1	<i>Relocated buildings</i> – Refer to matters of control provided for in REL-R1.
	STADZ-RC2	<i>Buildings</i> on Land Subject to Inundation and <i>Buildings</i> in the Flood Channel Zones. (GRZ-R14 to GRZ-R19, NH-R12 to NH-R16) (<i>Building</i> consent may be granted subject to Section 36 of the <i>Building Act</i> 1991).

		STADZ-RC2.1	The design, construction, and location of <i>buildings</i> having regard to their potential <i>effect</i> on flood water flows.
		STADZ-RC2.2	The minimum floor level of <i>buildings</i> . Non- <i>accessory buildings</i> should be designed so as not to be entered by a 100-year flood (i.e. a flood event with a 1% annual probability of occurring).
		STADZ-RC2.3	The location and design of vehicular access to the <i>building</i> .

Standards for Permitted and Controlled Activities

STADZ-ST1	Height	
	STADZ-ST1.1	Maximum <i>building height</i> of 9m, except within the Building Overlay (STADZ-APP1) where the maximum <i>building height</i> of 12m applies.
	STADZ-ST1.2	The maximum <i>height</i> of 15m for lighting pole structures.
STADZ-ST2	Building Coverage – For all <i>building</i> construction, alteration and development:	
	STADZ-ST2.1	The <i>building footprint</i> must not exceed 1,200m ² , except within the Building Overlay (STADZ-APP1) where the <i>building footprint</i> must not exceed 1,500m ² .
	STADZ-ST2.2	The minimum separation distance between <i>buildings</i> is 6m.
	STADZ-ST2.3	Within the agricultural and equestrian park a minimum of 80,000m ² area with sides with a minimum dimension of 200m, must be retained as open space and no <i>buildings</i> or permanent car parking can be constructed in this area.

STADZ-ST3	<p>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 STADZ-APP1.</p>
STADZ-ST4	<p>Yard and Separation Distances</p> <p>For all <i>building</i> construction, alteration and development:</p>
	<p>STADZ-ST4.1 A <i>building</i> setback from Kowhai Park in accordance with MPZ-APP1.</p>
	<p>STADZ-ST4.2 A minimum separation distance between <i>buildings</i> of 6m, except within the Building Overlay (MPZ-APP1) where no separation distance applies</p>
	<p>STADZ-ST4.3 A <i>building</i> setback of 6m from Kawakawa Road.</p>
STADZ-ST5	<p>Landscaping and Screen Planting – The following shall apply for any <i>building</i> construction, alteration and development occurring within the Stadium Zone:</p>
	<p>STADZ-ST5.1 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 <i>height</i> and with a trunk that can be limbed up to 2m, in accordance with Diagram 1 in MPZ-APP2</p>
	<p>STADZ-ST5.2 For formed car parking areas with more than 60 car parks, all parks must be bound by a 1.5m wide <i>landscape strip</i> that must be planted and maintained with landscaping. This landscaping shall comprise low shrubs and groundcover below 0.75m in <i>height</i>. Every 26m 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, in accordance with Diagram 2 in STADZ-APP2.</p>
	<p>STADZ-ST5.3 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 STADZ-APP2.</p>

	NB: The preferred planting species for this <i>zone</i> are found in STADZ-APP3.		
STADZ-ST6	Outdoor Storage – Any outdoor storage area must be screened from view by either a fence, or a wall of not less than 2m in <i>height</i> or dense planting of vegetation capable of growing to 2m in <i>height</i> . Any planting must be maintained.		
STADZ-ST7	Noise		
	STADZ-ST7.1	Noise Received in General Rural Zone and General Residential Zone: 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 <i>residential unit</i> or at any point within the boundary of any <i>site</i> zoned General Residential:	
		8:00am to 10:00pm	55 dBA L ₁₀
		10:00pm to 8:00am the next day	45 dBA L ₁₀ and 65 dBA L _{max}
	STADZ-ST7.2	Noise Received in the Special Development Zone: 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 <i>Zone</i> other than a <i>site</i> owned or occupied by the Manfeild Park Trust:	
		8:00am to 10:00pm	65 dBA L ₁₀
		10:00pm to 8:00am the next day	45 dBA L ₁₀ and 65 dBA L _{max}
	STADZ-ST7.3	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 STADZ-ST7.1 and STADZ-ST7.2 above.	
	STADZ-ST7.4	Construction noise will be managed and controlled using NZS 6803:1999 Acoustics Construction Noise.	

	STADZ-ST7.5	Special Events	
		STADZ-ST7.5.a	For the purpose of STADZ-ST7.5.b, a <i>special event</i> 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 <i>zone</i> except that it exceeds the noise limits in MPZ-ST7.1 and MPZ-ST7.2 above.
		STADZ-ST7.5.b	The noise limits in MPZ-ST7.1 and MPZ-ST7.2 shall not apply to <i>special events</i> taking place in the Stadium Zone provided that the following restrictions are met:
		STADZ-ST7.5.b.i	<i>Special events</i> 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
		STADZ-ST7.5.b.ii	<i>Special events</i> may take place between 8:00am and 11:00pm provided the event does not exceed 60 dBA LAeq (15min), and between 8:00am and 10:00pm provided the event does not exceed 70 dBA LAeq (15min). Social events shall not occur outside these hours.
		STADZ-ST7.5.b.iii	<i>Special events</i> shall not take place between 10:00pm and 8:00am the following day, except that <i>special events</i> on the night of New Year's Eve / New Year's Day must not exceed 70 dBA LAeq (15min) and must not take place between

				1:00am and 7:00am on New Year's Day.
			STADZ-ST7.5.b.iv	Event set-up and pack-up activities may occur within the night time hours provided they comply with the noise limits in STADZ-ST7.1 and STADZ-ST7.2.
			STADZ-ST7.5.b.v	<i>Special events</i> shall not exceed the noise limits of 70 dBA LAeq (15min) 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. The measured level(s) shall be compared directly with the applicable noise limits without any adjustments for special audible characteristics.
			STADZ-ST7.5.b.vi	A notice shall be placed in local newspapers between 7 and 14 days before the event advising that the <i>special event</i> is to take place, the times and nature of the event and that higher noise levels are expected.
			STADZ-ST7.5.b.vii	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 <i>Council</i> prior to the event.

			STADZ-ST7.5.b.viii	A record shall be kept of the above information and provided to <i>Council</i> upon request.
	STADZ-ST7.6	Measurement of Noise – 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 <i>residential unit</i> or the legal boundary where this is closer to the <i>residential unit</i> .		
STADZ-ST8	Effluent Disposal – Adequate provision must be made for disposal of any solid or liquid effluent, and for the hygienic storage of waste matter. ^{MWRC}			
STADZ-ST9	Signs – Compliance with SIGN-ST1 to SIGN-ST3 except as provided for below:			
	STADZ-ST9.1	One free-standing <i>sign</i> not exceeding 3m ² for the general advertising of events / activities at Manfeild Park may be erected and maintained <i>onsite</i> at the South Street, Rata Street and Kawakawa <i>Road</i> entry points.		
	STADZ-ST9.2	In addition to the general advertising <i>sign</i> allowed by MPZ-ST9.1, one permanent advertising <i>sign</i> of 3m ² in size <i>onsite</i> adjacent to Kawakawa <i>Road</i> and South Street indicating current or forthcoming events.		
	STADZ-ST9.3	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.		
STADZ-ST10	Glare			
	STADZ-ST10.1	No artificial lighting shall be installed in a manner that results in adverse <i>effects</i> to <i>road</i> users or adjacent residential properties.		
	STADZ-ST10.2	No artificial lighting associated with activities at Manfeild Park must spill beyond the <i>site</i> boundary after 10:30pm.		
STADZ-ST11	Car parking			

	STADZ-ST11.1	Any <i>building</i> construction, alteration or development must provide car parking in accordance with TR-ST3 of the District Plan.	
	STADZ-ST11.2	An Overall Traffic Management Plan must be put in place and implemented for all events within Manfeild Park. The plan must be submitted to <i>Council</i> for approval prior to the event and include:	
		STADZ-ST11.2.a	All access points including their hierarchy and use (main access, overspill parking areas and access, and participants' access)
		STADZ-ST11.2.b	Permanent internal signage, identifying permanent and overspill parking areas, and exit points
		STADZ-ST11.2.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
		STADZ-ST11.2.d	How traffic will be managed when there are simultaneous events at Manfeild Park.
	STADZ-ST11.3	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 <i>Council</i> for approval prior to the event and include:	
		STADZ-ST11.3.a	All proposed temporary traffic <i>signs</i> , including diversions and <i>directional signs</i>

		STADZ-ST11.3.b	Any required <i>road</i> closures
		STADZ-ST11.3.c	All accesses proposed for use at a specific event, including emergency vehicle, participants, visitors and overspill access points.
STADZ-ST12	Access to roads		
	STADZ-ST12.1	Any vehicle crossing proposed along Kawakawa <i>Road</i> must be located 50m apart. Any crossings within this distance must be joined to form one access.	
	STADZ-ST12.2	Vehicle crossings constructed to arterial roads defined in TR-APP1 shall meet the following standards:	
		STADZ-ST12.2.a	Such vehicle crossings shall only be constructed if there is no alternative legal access to another <i>road</i>
		STADZ-ST12.2.b	The minimum sight distance to and from the vehicle crossing shall comply with the criteria in TR-APP3.
		STADZ-ST12.2.c	The location of the crossing shall comply with TR-APP3.
		STADZ-ST12.2.d	Use of the crossing shall not exceed 100 car equivalent vehicle movements per day
		STADZ-ST12.2.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 TR-APP4.
		STADZ-ST12.2.f	Car equivalent vehicle movements shall be calculated using TR-APP4.
	NB: Constructing vehicle crossings may also require the approval of the <i>road</i> controlling authority.		

STADZ-ST13	Fencing – Any fencing between the Stadium Zone and the Special Development Zone must be constructed out of material that does not restrict the views into and out of Manfeild Park.
STADZ-ST14	Office Overlay – Any <i>building</i> construction, alteration or development within the Office Overlay shown in STADZ-APP1 must comply with the performance standards specified in SDZ-ST1 to SDZ-ST12.

Restricted Discretionary Activities (RDIS)

The following are *restricted discretionary activities* in the Stadium Zone:

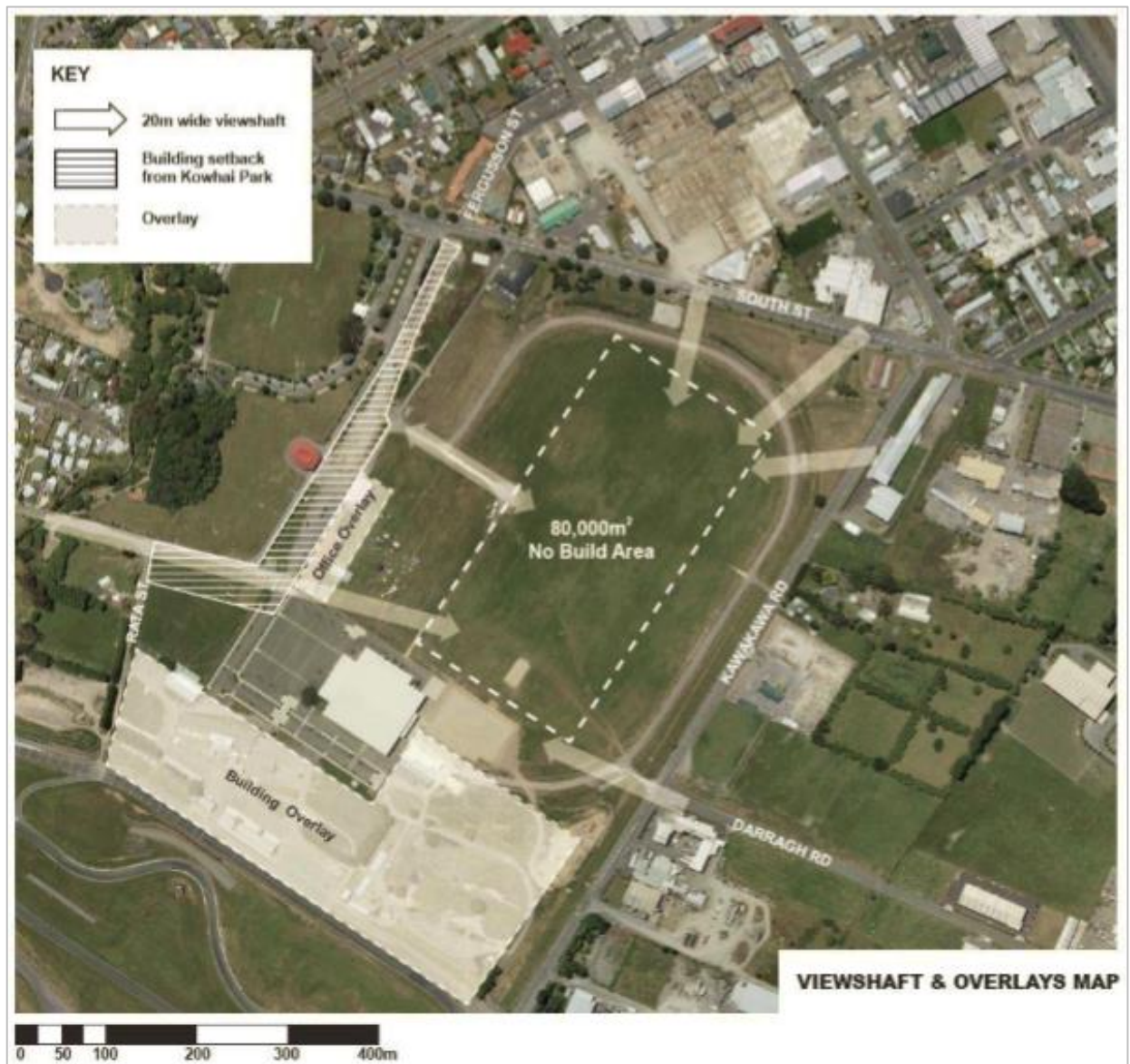
STADZ-R12	Any <i>permitted activity</i> or <i>controlled activity</i> specified above which does not comply with any of the relevant standards STADZ-ST1 to STADZ-ST14.	
	Matters of Discretion:	
	Applications for <i>restricted discretionary activities</i> shall be assessed against the matters set out in STADZ-MD1 to STADZ-MD3.	
	STADZ-MD1	In assessing applications for <i>restricted discretionary activities</i> Council has reserved its control over matters related to the <i>effect</i> 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 <i>effects</i> of non-compliance.
	STADZ-MD2	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 STADZ-RC1 to STADZ-RC2 which relate to that type of <i>controlled activity</i> .
	STADZ-MD3	In assessing applications within Stadium Zone, Council has restricted its discretion to:
	STADZ-MD3.1	The potential impact of the proposed activity upon those matters not complied with.
	STADZ-MD3.2	The requirement to provide view shafts.
	STADZ-MD3.3	Landscaping, and

		STADZ-MD3.4	To retain open space.
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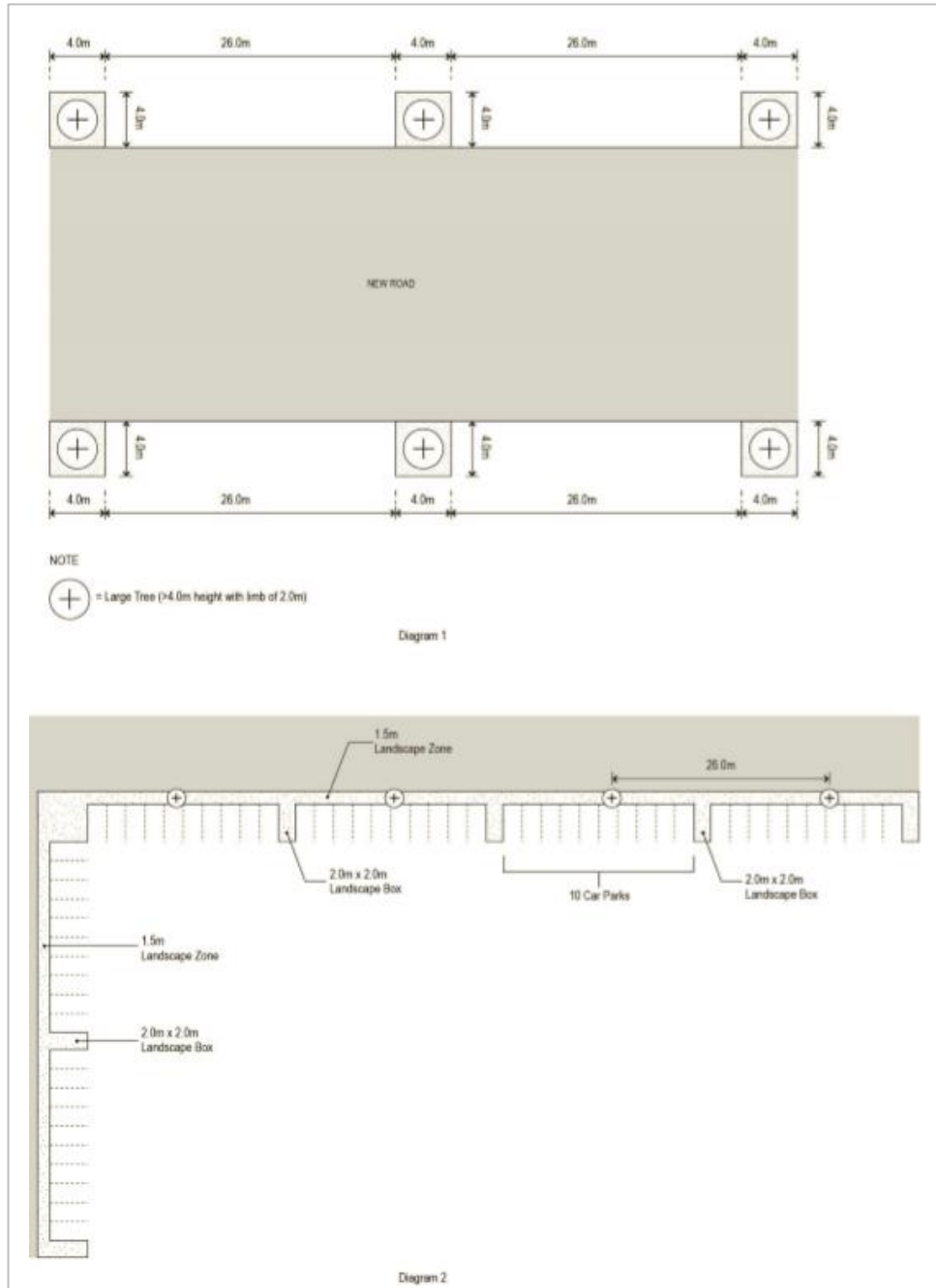
Non-Complying Activities (NC)

STADZ-R13	Any activity not provided for as a <i>permitted, controlled or restricted discretionary activity</i> shall be <i>non-complying activity</i> .
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STADZ-APP1 – Viewshafts for the Stadium Zone



STADZ-APP2 – Landscape and Screen Planting Stadium Zone



STADZ-APP3 – Preferred Planting species for the Stadium 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