

AREA SPECIFIC MATTERS

SDZ – Special Development Zone

Objectives

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| SDZ-O1 | 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. |
| SDZ-O2 | 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. |
| SDZ-O3 | To recognise the historic heritage of Manfeild Park and the importance of the <i>site</i> as a key amenity feature in the District. |
| SDZ-O4 | To ensure business activities are not displaced from the Feilding Central Business District. |

Policies

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

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| SDZ-P3 | To ensure the <i>effects</i> of development are mitigated by landscaping and appropriate <i>building form</i> . |
| SDZ-P4 | To protect the integrity of the Feilding CBD by controlling the types of businesses that can locate in the Special Development <i>Zone</i> . |
| SDZ-P5 | 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 ^{MWRC}, 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:

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| SDZ-R1 | 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> |
| SDZ-R2 | <i>Accessory buildings</i> , structures or <i>ancillary activities</i> to permitted activities |
| SDZ-R3 | <i>Offices</i> |
| SDZ-R4 | Specialist services |
| SDZ-R5 | <i>Buildings</i> ancillary to permitted activities |

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| SDZ-R6 | Takeaways / Lunch bars / Café |
| SDZ-R7 | Pantry shops |
| SDZ-R8 | <i>Signs</i> which comply with SIGN-ST1 to SIGN-ST3. |
| SDZ-R9 | <i>Earthworks</i> which comply with EW-ST1 to EW-ST9 |
| SDZ-R10 | 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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| SDZ-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 SDZ-RC1 to SDZ-RC2. | |
| | SDZ-RC1 | <i>Relocated buildings</i> – Refer to matters of control provided for in REL-R1. |
| | SDZ-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). |
| | SDZ-RC2.1 | The design, construction, and location of <i>buildings</i> having regard to their potential effect on flood water flows. |
| | SDZ-RC2.2 | The minimum floor level of <i>buildings</i> . Non- <i>accessory buildings</i> should be designed so |

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| | | as not to be entered by a 100-year flood (i.e. a flood event with a 1% annual probability of occurring). |
| | SDZ-RC2.3 | The location and design of vehicular access to the <i>building</i> . |

Standards for Permitted and Controlled Activities

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

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| SDZ-ST1 | Height – Maximum <i>building height</i> of 9m, except within the Office Overlay (SDZ-APP1) where the maximum <i>building height</i> of 12m applies. |
| SDZ-ST2 | Building Coverage: |
| SDZ-ST2.1 | 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 ² per <i>site</i> , except within the Office Overlay (SDZ-APP1) where the <i>building footprint</i> must not exceed 1,500m ² |
| SDZ-ST2.3 | The minimum <i>building footprint</i> must be 200m ² 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 ² |
| | 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. |

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| SDZ-ST4 | Yards and Separation Distances: | | |
| | SDZ-ST4.1 | <i>A front yard of:</i> | |
| | | SDZ-ST4.1.a | 4.5m from <i>Kawakawa Road</i> , 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 <i>Kawakawa Road</i> 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> 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. | |
| | SDZ-ST5.2 | A 1.5m wide strip must be provided on the boundary with the Stadium Zone 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. | |
| | SDZ-ST5.3 | 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, | |

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| | | 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. |
| | SDZ-ST5.4 | 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. |
| | NB: The preferred planting species for the Special Development Zone are found in SDZ-APP4. | |
| SDZ-ST6 | Outdoor Storage: | |
| | SDZ-ST6.1 | 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. |
| | SDZ-ST6.2 | Outdoor storage areas are to be located at the rear of <i>buildings</i> and not visible from a public <i>road</i> . |
| SDZ-ST7 | Noise: | |
| | SDZ-ST7.1 | Noise Received in the Special Development Zone 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: At any time - 65 dBA L ₁₀ 10:00pm to 7:00am the following day - 85 dBA L _{max} |
| | SDZ-ST7.2 | Noise Received in Recreation Zones 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: At any time - 55 dBA L ₁₀ |
| | SDZ-ST7.3 | Noise Received in General Rural and General Residential Zones |

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| | | <p>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>dwelling</i> or at any point within the boundary of any <i>site</i> zoned General Residential:</p> <p>7:00am to 10:00pm - 50 dBA L₁₀</p> <p>10:00pm to 7:00am the following day - 40 dBA L₁₀ and 60 dBA L_{max}</p> |
| | SDZ-ST7.4 | <p>Measurement</p> <p>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.</p> |
| SDZ-ST8 | | <p>Effluent Disposal – Adequate provision must be made for disposal of any solid or liquid effluent, and for the hygienic storage of waste matter. ^{MWRC}</p> |
| SDZ-ST9 | | <p>Signs – Compliance with SIGN-R1 and SIGN-R2 except:</p> |
| | SDZ-ST9.1 | <p>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 3m² for any permitted use of the <i>site</i>.</p> |
| | SDZ-ST9.2 | <p>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.</p> |
| SDZ-ST10 | | <p>Artificial lighting – No artificial lighting shall be installed in a manner that results in adverse effects to <i>road</i> users or adjacent residential properties.</p> |
| SDZ-ST11 | | <p>Access and Car Parking:</p> |
| | SDZ-ST11.1 | <p>All new access to <i>sites</i> fronting South Street must be accommodated by a service lane (SDZ-APP5)</p> |
| | SDZ-ST11.2 | <p>No direct access to <i>sites</i> from South Street is permitted</p> |
| | SDZ-ST11.3 | <p>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</p> |

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| | SDZ-ST11.4 | Any <i>building</i> construction, alteration or development must provide car parking in accordance with TR-ST3. |
| | SDZ-ST11.5 | The minimum sight distance to and from the vehicle crossing and intersections shall comply with the criteria in TR-APP3. |
| SDZ-ST12 | 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. | |

Restricted Discretionary Activities (RDIS)

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

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| SDZ-R12 | Any <i>permitted activity</i> or <i>controlled activity</i> 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: | |
| | Applications for <i>restricted discretionary activities</i> must be assessed against the matters set out in SDZ-MD1 to SDZ-MD3. | |
| | SDZ-MD1 | 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. |
| | SDZ-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 SDZ-RC1 to SDZ-RC2 which relate to that type of <i>controlled activity</i> . |
| SDZ-MD3 | In assessing applications for the Special Development Zone, Council has restricted the exercise of its discretion to: | |
| | SDZ-MD3.1 | whether the proposed activity is ancillary to the operation of Manfeild Park |

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| | | SDZ-MD3.2 | access arrangements |
| | | SDZ-MD3.3 | the requirement to provide view shafts and |
| | | SDZ-MD3.4 | required landscaping |

Discretionary Activities (DIS)

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

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| SDZ-R13 | Restaurants and taverns |
| SDZ-R14 | Motels |

Non-Complying Activities (NC)

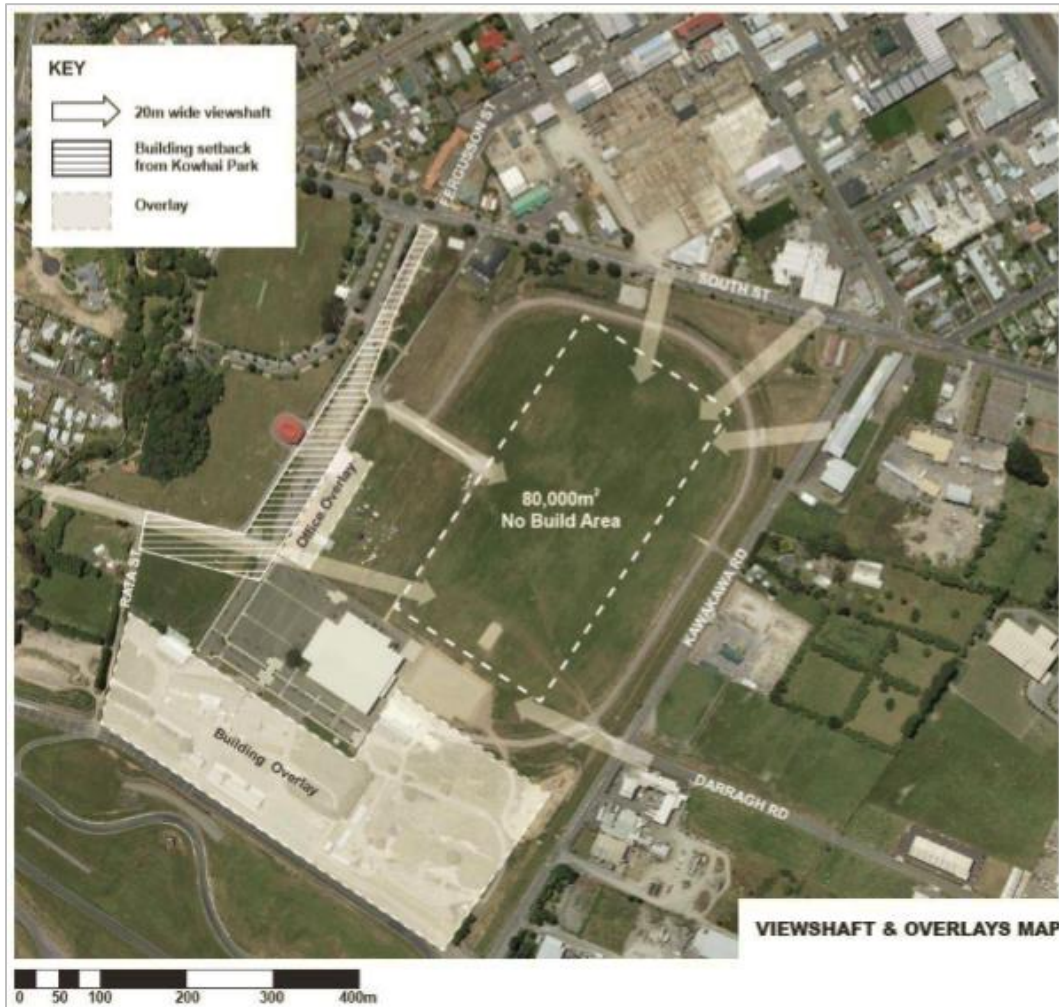
The following are *non-complying activities* in the Special Development Zone:

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| SDZ-R15 | Any activity not provided for as a permitted, controlled, restricted discretionary, or discretionary activity is a <i>Non-Complying Activity</i> . |
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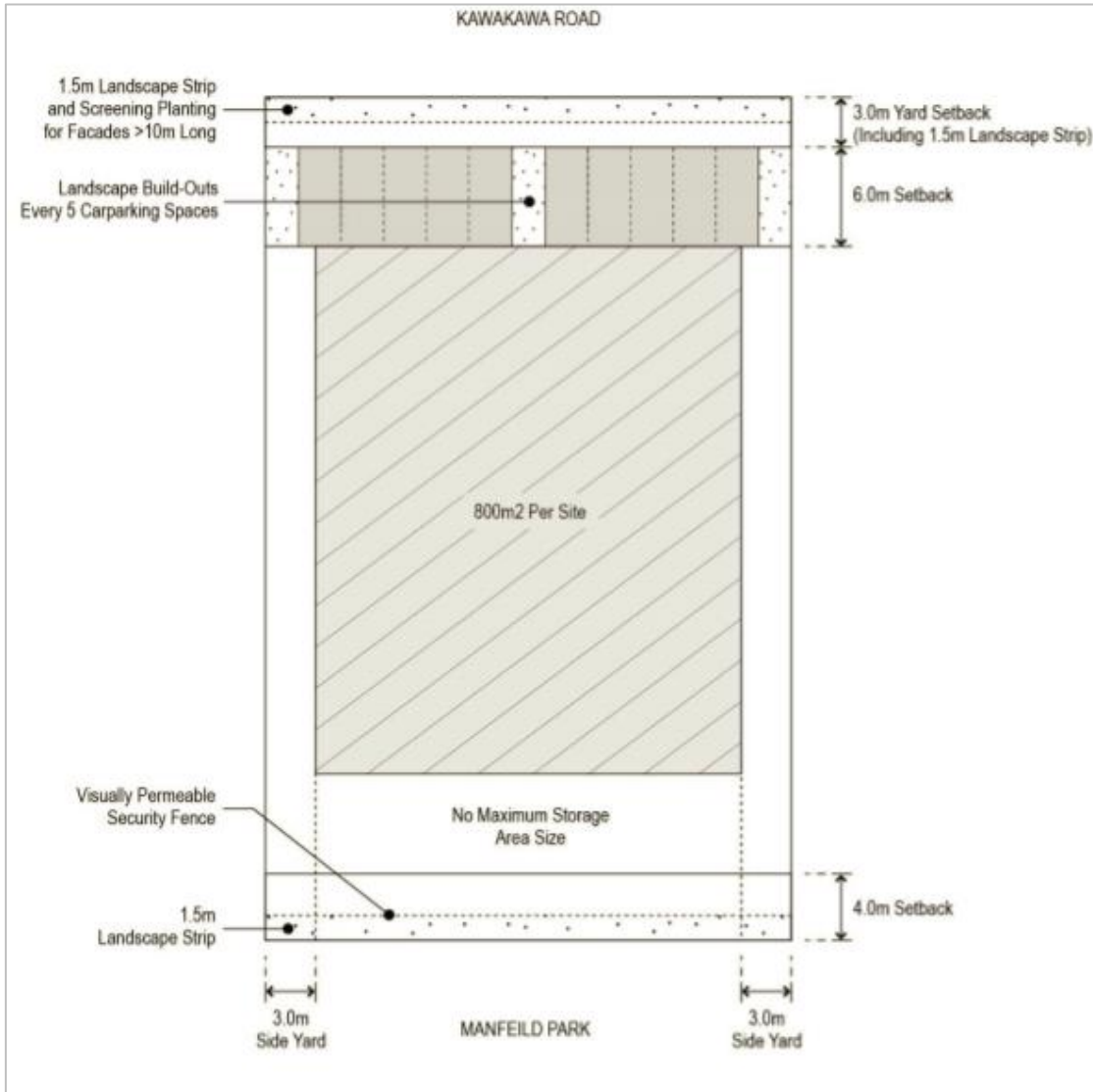
Explanation

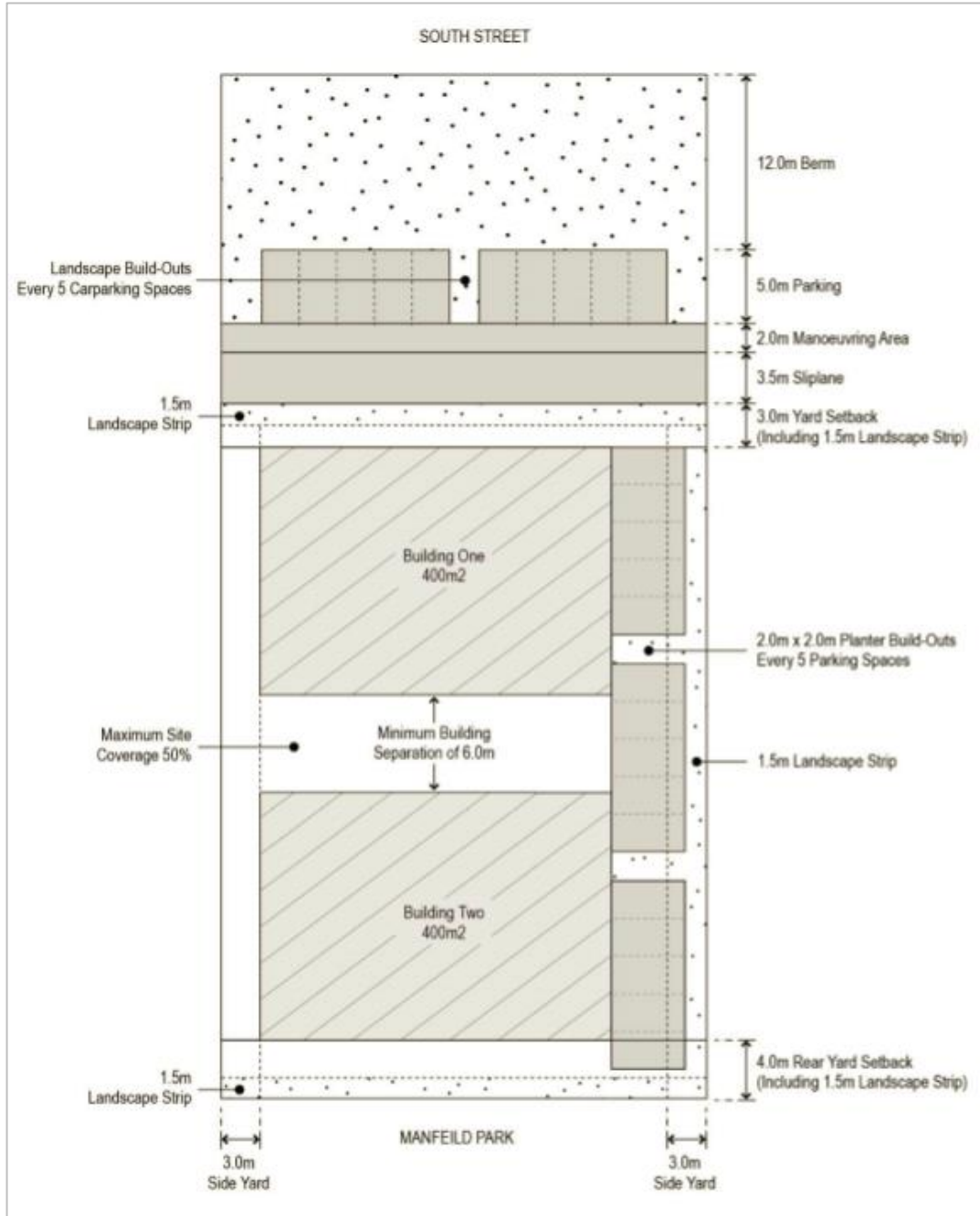
The Special Development Zone has been created to recognise the importance of the Manfeild Park as a multi-event facility and to enable activities that are ancillary to the operation of Manfeild Park.

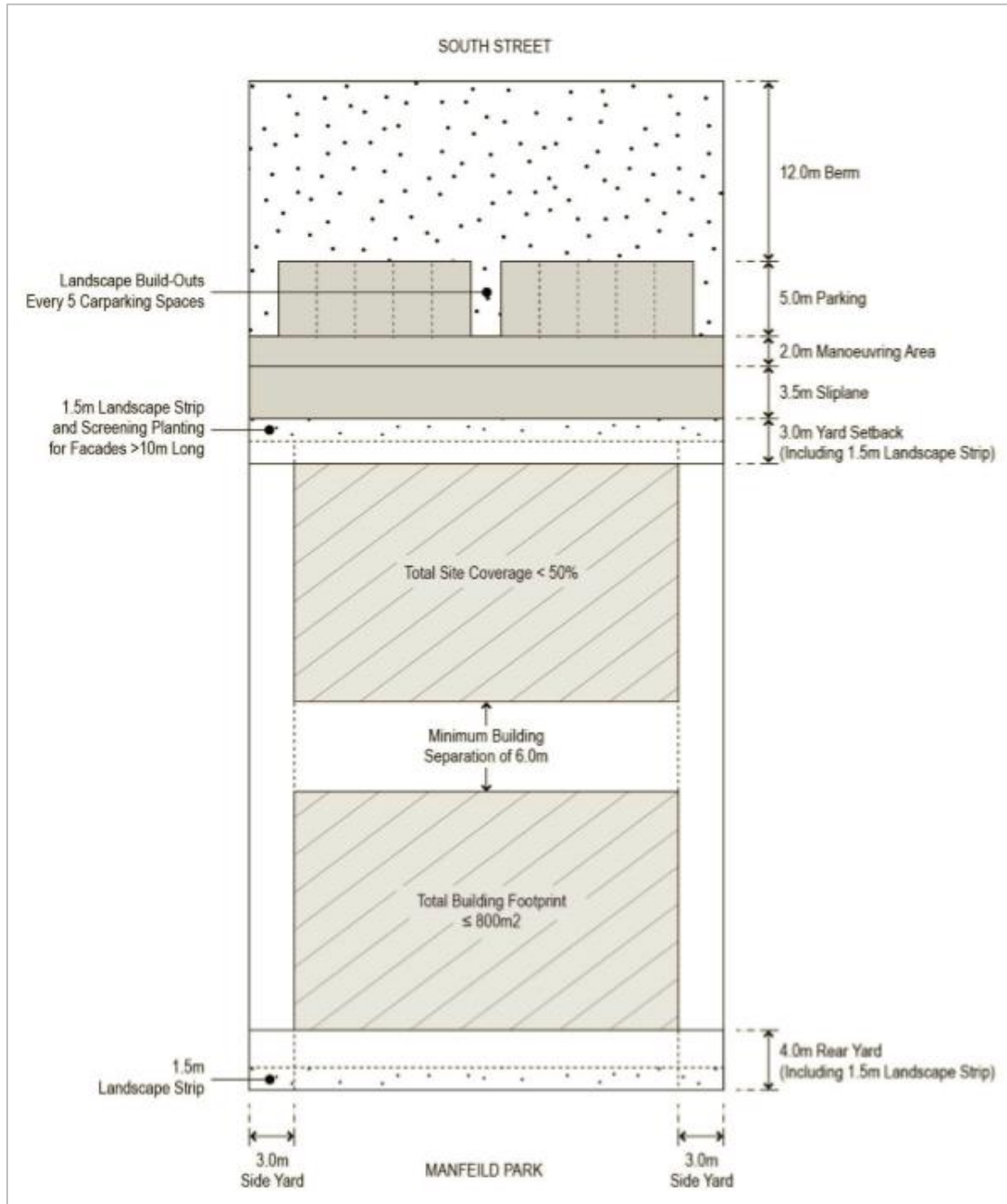
SDZ-APP1 – Viewshafts for Special Development Zone



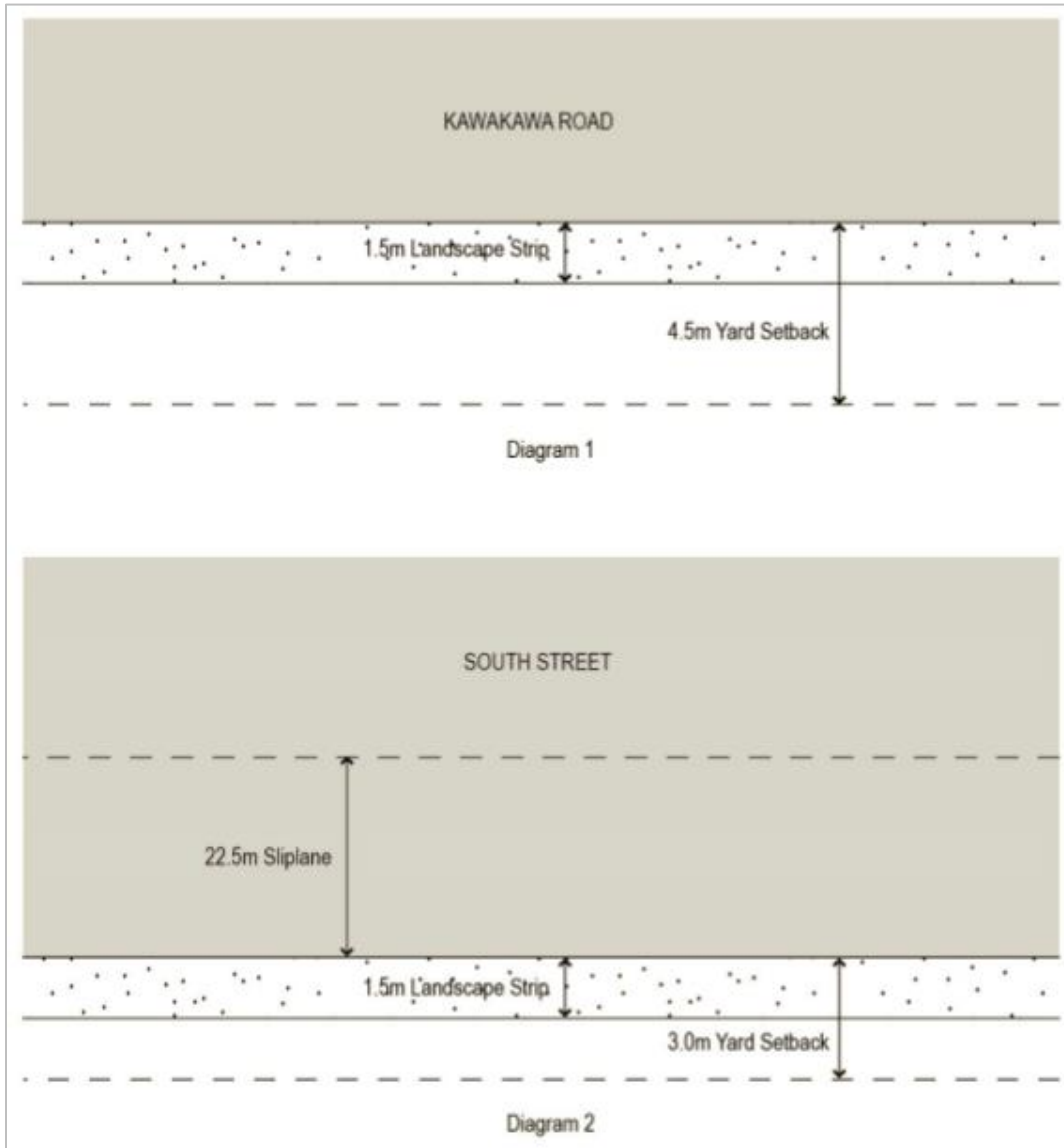
SDZ-APP2 – Special Development Zone building coverage examples

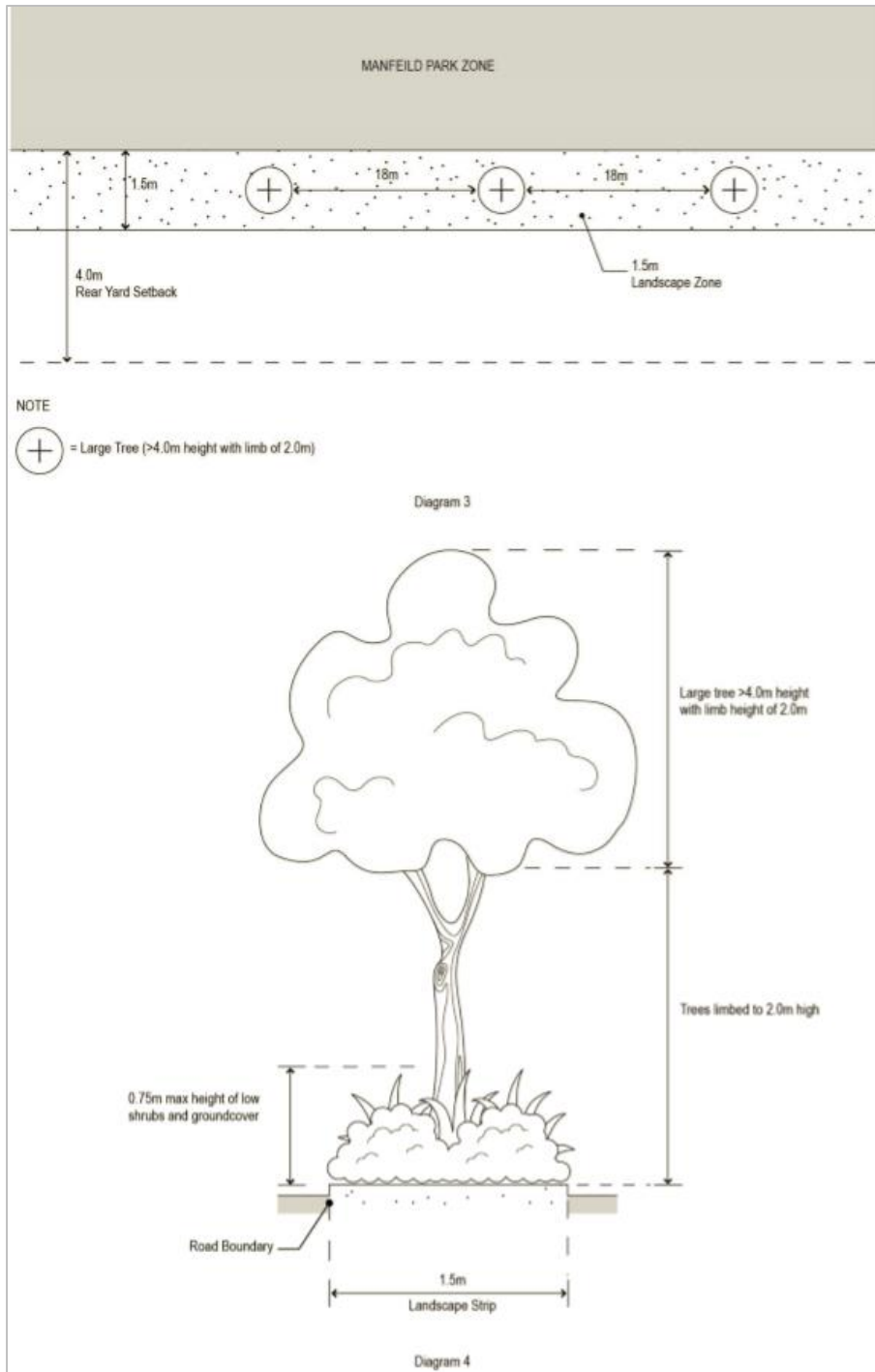






SDZ-APP3 - Landscape and screen planting Special Development Zone





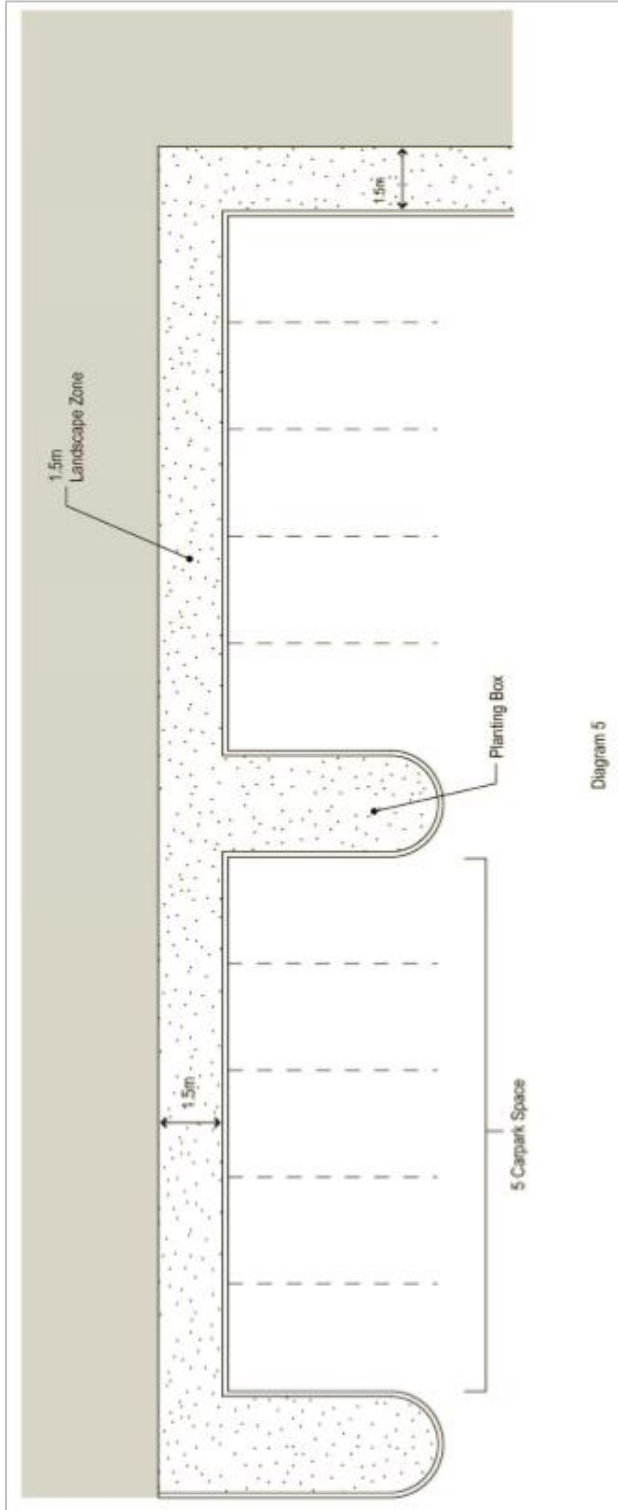
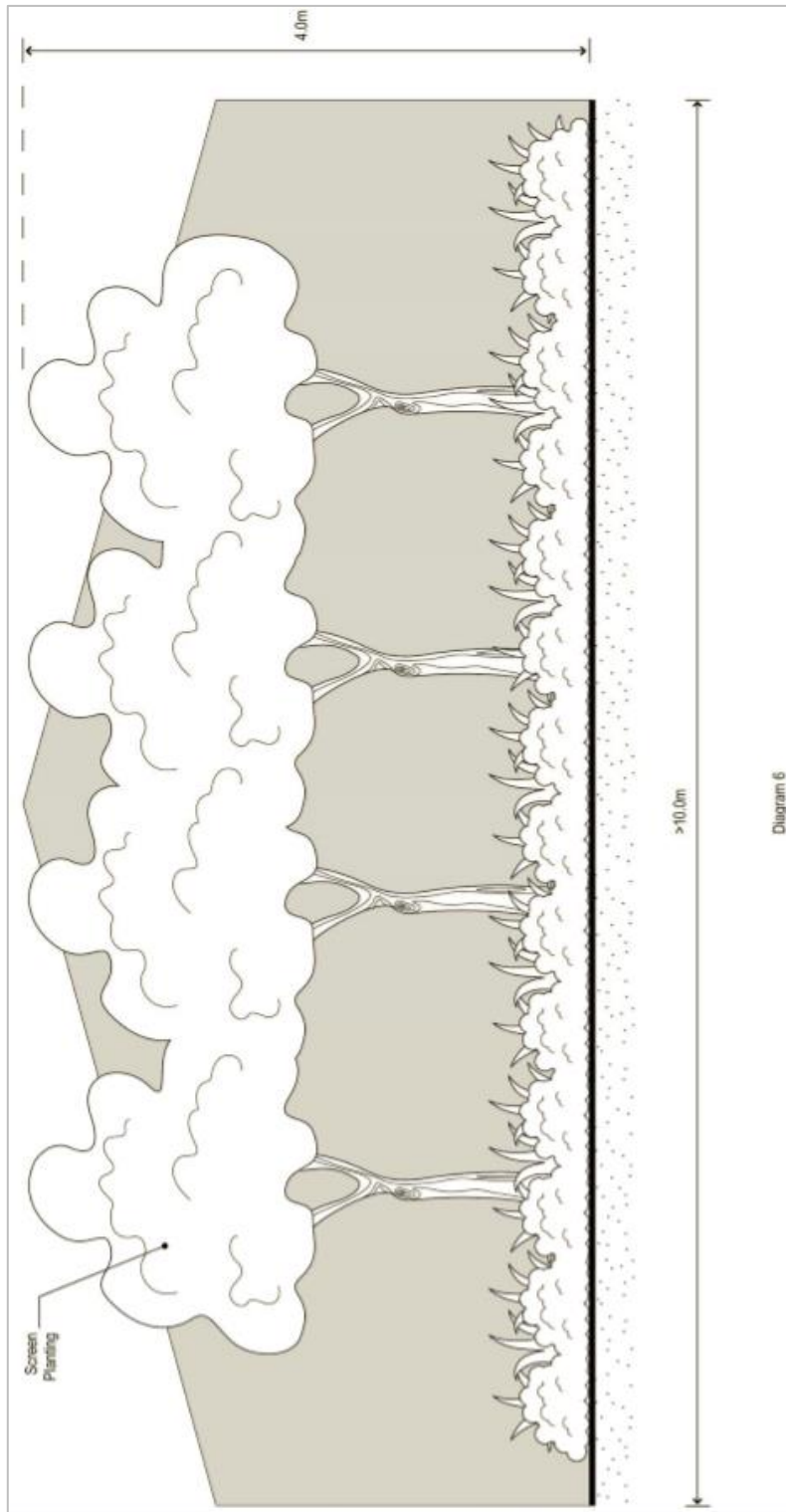


Diagram 5



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 |

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| 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 Pseudopiantanus | 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 |

SDZ-APP5 – South Street Sliplane Access

