

Amendments to the Operative Manawatu District Plan resulting from Plan Change 35 - Manfeild Park.

Issues

Add a new issue to section 2 of the District Plan:

- 16) *Manfeild Park is a unique, multi-purpose event facility for the District and requires management to enable a wide range of activities while avoiding adverse effects on the surrounding environment.*

Objectives and Policies

Add a new section in Section 4 (managing land use effects) of the District Plan as follows:

Objectives

- LU29) *To enable the operation of Manfeild Park as a major multi-purpose event facility, whilst avoiding adverse effects on the surrounding environment.*
- LU30) *To protect the amenity values of the surrounding environment.*
- LU31) *To ensure buildings 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.*
- LU32) *To recognise the historic heritage of Manfeild Park and the importance of the site as a key amenity feature in the District.*

Policies

- a. *To recognise the multi-purpose nature of activities located within the Manfeild Park Zone.*
- b. *To manage future growth and development of recreation and event activities and associated facilities in the Manfeild Park Zone.*
- c. *To avoid, remedy or mitigate the effects of buildings, structures and development on neighbouring areas.*
- d. *To avoid, remedy or mitigate any adverse environmental effects from community events and activities on neighbouring residential areas.*
- e. *To enable a wide range of event-related commercial, recreational, cultural, civic and educational activities to establish and operate within the Manfeild Park Zone.*
- f. *To recognise that the total parking requirements are only required on limited occasions for large events.*
- g. *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.*

Explanation:

Manfeild Park is a multi-purpose event facility hosting a diverse range of community and leisure events. Manfeild Park serves a local, national and international catchment, covering Feilding and the wider Manawatu areas, with economic and social benefits beyond the District. By adopting a flexible approach to development of multi-purpose events, Council and Manfeild Park can manage any development of Manfeild Park and respond to event industry changes in the future.

Rules

Add a new section in the District Rules part of the District Plan as follows:

Rule B8 – Manfeild Park Zone

(Refer Part xx, page xx)

*NB – Words outlined in bold type below have a specific definition contained in Rule E (Pages 165-173). Some of the activities below, particularly those marked with MWRC may also require consent from the **Regional Council**.*

B8.1 Permitted activities

B8.1.1 List of Activities

- A) *The following activities shall be permitted within 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; agricultural, horticultural 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 ancillary to permitted activities or to approved controlled, restricted discretionary or discretionary activities.*
 - 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 shall be 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 its control and in respect of which conditions may be imposed are set out in Rule A1 1.3.1 (page 90).*

B8.3 Standards for Permitted and Controlled Activities

B8.3.1 Performance standards

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

- A) **Height**

- i) *Maximum building height of 9m, except within the Building Overlay (refer to 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 1,200m², except within the Building Overlay (refer Appendix 8A) where the building footprint must not exceed 1,500m².*
- ii) *The minimum separation distance between buildings is 6m.*
- iii) *Within the agricultural and equestrian park a minimum of 80,000m² 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 Appendix 8A) where no separation distance applies.*
- iii) *A building setback of 6m from Kawakawa Road.*

E) Landscape 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_{10} |
| 10.00pm to 8.00am the following day | 45 dBA L_{10} and 65 dBA L_{max} |

Noise Received in the Special Development Zone

- ii) All activities shall be so conducted as to ensure that 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_{10} |
| 10.00pm to 8.00am the following day | 45 dBA L_{10} and 65 dBA L_{max} |

Motor Sport 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 rule i and ii above.

Construction Noise

- iv) Construction noise will be managed and controlled using NZS6803:1999 Acoustics Construction Noise.

Special Events

- v) For the purpose of rule vi 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 i and ii above.
- vi) The noise limits in rule i and ii above shall not apply to special events taking place in the Manfeild Park Zone provided that the following restrictions are met:
- Special events do not occur on more than 6 days in any 12 month period. For the purposes of this condition, if an event occurs on more than one day then each day is counted.
 - Special events may take place between 8am and 11pm provided the event does not exceed 60 dBA $L_{Aeq(15min)}$, and between 8am and 10pm provided the event does not exceed 70 dBA $L_{Aeq(15min)}$. Social events shall not occur outside these hours.
 - Special events on the night of New Year's Eve/New Year's Day must not exceed 70 dBA $L_{Aeq(15min)}$ and must not take place between 1am to 7am on New Year's Day.
 - Event set-up and pack-up activities may occur within the night time hours provided they comply with the noise limits in rule i above.
 - Special events shall not exceed the noise limits 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.
 - 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 and experienced 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.

Note: 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. ^{MWRC}

I) Signs

Signs affecting safety

- i) **Signs** shall not detrimentally affect traffic safety or traffic control by creating a visual obstruction or by causing confusion to motorists.
- ii) **Signs** shall not reduce or obstruct the conspicuity of **official signs**.
- iii) **Signs** shall not be structurally unsound or unsafe.
- iv) Any illuminated **signs** shall not be flashing, animated or trivision.
- v) **Signs** shall not involve revolving lights, lasers, or aerial **signs**.

Signs on roads

- i) On legal **roads** in the Manfeild Park Zone, the only signs permitted are:

- a. **Official signs**.
- b. Official information boards.

Note: **Signs on roads** also need approval from the road controlling authority.

Signs in the Manfeild Park Zone

- i) One free-standing **sign** not exceeding 3m² 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 3m² 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 section A2 2.4 of the District Plan.*
- ii) An Overall Traffic Management Plan must 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 vehicles, 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 2B (pages 192 and 193) 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 2C.*
 - c. The location of the crossing shall comply with Appendix 2C.*
 - 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 2E.*
 - 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 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

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 Rules B8.3.

B8.4.2 Criteria for Assessment

A) Applications for restricted discretionary activities must be assessed against the matters set out in Rule A1 1.3.3.

B8.5 Discretionary Activities

There are no discretionary activities in the Manfeild Park Zone.

Note: Any activity not provided for as a permitted, controlled or restricted discretionary shall be a non-complying activity under Rule A2 2.1.

Consequential District Plan Rule Changes

Rule A1 – Consent Procedures

Amend Rule A1 1.3.3 Reservation of Control – Restricted Discretionary Activities to read:

- K) In assessing applications within Manfeild Park Zone, Council has restricted the exercise of its discretion to:
- the potential impact of the proposed activity upon those matters not complied with
 - the requirement to provide view shafts
 - landscaping and
 - to retain open space.

Rule C1 – Status of Subdivisions

Amend Rule C1 1.3.1 Specification of Activities to read:

- A) The following subdivisions shall be discretionary activities: ...
- iv) Any subdivision within the Manfeild Park Zone.

Rule C2 – Zone Standards – Subdivision

Amend Rule C2 2.3 to read:

2.3 Standards – Business, Industrial, Recreation, Manfeild Park and Special Development Zones...

Amend Rule C2 2.5 (D) to read:

Services in the Residential, Village, Business, Industrial, Manfeild Park and Special Development Zones...

Add a new rule to Rule C2 2.5 to read:

- G) *Access to sites within the Manfeild Park Zone*
- i) *Any vehicle crossings proposed along Kawakawa Road must be located 50m apart. Any crossings within this distance must be joined to form one access."*

Trees with Heritage Value

Amend Appendix 1D – Trees with heritage value by adding the following:

- 14) *Manfeild Park English Oak Planning Map 33*

Rule E – Definitions

Add a new definition for motor sport activity as follows:

MOTOR SPORT ACTIVITIES means an event involving an automobile or motorbike which has a competitive nature or is given a competitive nature by the publication of results and includes:

- a. *A race including any practice session*
- b. *A rally*
- c. *A club sport event*
- d. *A trial (navigational, sporting or regularity)*
- e. *A sprint*
- f. *A rally cross, which is a motorsport event for cars run on approved circuit at least 800 metres long of which one quarter and not more than one half of the track length must be sealed*
- g. *A rally sprint*
- h. *A motorkhana, which is a motorsport event for cars that is a test primarily of driver skill (rather than outright speed) in which competitors negotiate a precise course defined by flags or cones*
- i. *A record attempt*
- j. *An economy run or*
- k. *An autocross, which is a motorsport event for cars run on a marked-out course on an unsealed or sealed surface.*

Add a new definition for directional signs as follows:

DIRECTIONAL SIGN means signs used to indicate parking areas, access and egress from a site, queuing lanes, and maps.

Add a new definition for community event as follows:

COMMUNITY EVENTS for the purposes of the Manfeild Park Zone, means land and/or buildings used for public or private recreation, entertainment, meetings or social events.

Add a new definition for military exercise as follows:

MILITARY EXERCISES for the purposes of the Manfeild Park Zone, means military training activities which are temporary in nature and are restricted to orienteering exercises, communications training, tactical exercises, escape and evasion exercises which are undertaken by the New Zealand Defence Forces provided that these activities do not involve the discharge of explosives, guns or other weapons, or the use of explosive simulators.

Amend the definition for accessory building as follows:

ACCESSORY BUILDINGS means a building, the use of which is (or will be) incidental to that of any dwelling on the site. Accessory buildings include garages, carports, tool sheds, pump sheds, playrooms, recreation rooms, aviaries, glasshouses and other similar structures.

For the purpose of the Manfeild Park Zone, accessory building means a building or structure which is detached from, and the use/operation of which is incidental to that of, any other principal building(s) on the same site. In relation to a site on which no principal building has been erected, is incidental to the use which may be permitted on the site.

Add a new definition for ancillary activity as follows:

ANCILLARY ACTIVITIES *for the purpose of the Manfeild Park Zone, means an activity which is incidental to and associated with the primary activity undertaken on Manfeild Park and which has the sole purpose of providing a necessary service to enhance the overall functioning of Manfeild Park.*

Add a new definition for special event as follows:

SPECIAL EVENT *for the purpose of noise standards in the Manfeild Park Zone, means an event that is not a motorsport activity taking place at the Motorsport Park and circuit (that are 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 Rule B8 8.3.1 F.*

Planning Maps

Amend Planning Maps 15, 33, 34, and 35 to show Manfeild Park is rezoned from Rural 1 and Flood Channel 2 to Manfeild Park, Flood Channel 2 and Special Development Zones, as shown overleaf.

Special Development Zone Provisions

Objectives and Policies

Add a new section in Section 4 (managing land use effects) of the District Plan as follows:

Objectives

- LU34) To enable ancillary activities to the operation of Manfeild Park as a multi-event facility whilst avoiding adverse effects on the surrounding environment.*
- LU35) To ensure buildings within the Special Development Zone are of a bulk and scale sufficient to complement the amenity and open space of the adjoining Manfeild Park.*
- LU36) To recognise the historic heritage of Manfeild Park and the importance of the site as a key amenity feature in the District.*
- LU37) To ensure business activities are not displaced from the Feilding Central Business District.*

Policies

- a. To ensure activities within the Special Development Zone do not adversely affect the operation of Manfeild Park as a multi-event facility.*
- b. To avoid, remedy or mitigate the impacts of buildings, structures and development on neighbouring areas.*
- c. To ensure the effects of development are mitigated by landscaping and appropriate building form.*
- d. To protect the integrity of the Feilding CBD by controlling the types of businesses that can locate in the Special Development Zone.*
- e. 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.*

Reasons:

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.

Special Development Zone Rules

Add a new section in the District Rules part of the District Plan as follows:

Rule B9 – Special Development Zone

(Refer Part xx, page xx)

*NB - Words outlined in bold type below have a specific definition contained in Rule E (Pages 165-173). Some of the activities below, particularly those marked with ^{MWRC} may also require consent from the **Regional Council**.*

B9.1 Permitted Activities

B9.1.1 List of Activities

- A) *The following activities are permitted within 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, motor sport accessory stores, **farming and agricultural 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) *Takeaway/lunch bars/cafe.*
 - vii) ***Pantry shop**.*
 - viii) ***Signs**.*
 - ix) *Earthworks ancillary to permitted activities or to approved controlled, restricted discretionary or discretionary activities.*
 - x) *Car parks.*

B9.2 Controlled Activities

B9.2.1 List of Activities

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

B9.2.2 Criteria for Assessment

- A) *The matters over which Council has reserved its control and in respect of which conditions may be imposed are set out in Rule A1 1.3.1 (page 90).*

B9.3 Standards for Permitted and Controlled Activities

B9.3.1 Performance Standards

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

A) Height

- i) *Maximum building height of 9, except within the Office Overlay (refer to Appendix 8A) where the maximum building height of 12m applies.*

B) Building Coverage

- i) *The area of any buildings must not exceed 50% site coverage per **site**.*
 - ii) *The building footprint must not exceed 800m² per **site**, except within the Office Overlay (refer to 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 minimum 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 and 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 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 rear 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 of not less than 2m in height or dense planting of vegetation capable of growing to 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 L_{10}
 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 L_{10}

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 L_{10}
 10.00pm to 7:00am the following day 40 dBA L_{10} and 60 dBA L_{max}

Measurement

- iv) Sound levels shall be measured in accordance with New Zealand Standard NZS 6801:1991 Measurement of Sound and assessed in accordance with NZS 6802:1991 Assessment of Environmental Sound.

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. ^{MWRC}

I) Signs

A) Signs affecting safety

- i) **Signs** shall not detrimentally affect traffic safety or traffic control by creating a visual obstruction or by causing confusion to motorists.
- ii) **Signs** shall not reduce or obstruct the conspicuity of **official signs** or traffic **signs**.
- iii) **Signs** shall not be structurally unsound or unsafe.
- iv) Any illuminated **signs** shall not be flashing, animated or trivision.
- v) **Signs** shall not involve revolving lights, lasers, or aerial **signs**.

B) Signs on roads

- i) On legal **roads** in the Special Development Zone, the only signs permitted are:
 - a. **Official signs**.
 - b. Official information boards.
 - c. No more than one **sign** placed on the footpath per **site**. Such signs shall not exceed 0.8m² in area and shall only be placed outside the premises which they advertise.

- d. **Signs** located above the footpath or carriageway, provided that no part of such **signs** shall be less than 2.5m above the footpath or 5.5m above the carriageway.

NB Signs on roads also need approval from the road controlling authority.

C) Signs in the Special Development Zone

- 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

- i) 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 A2 2.4 of the District Plan.
- v) The minimum sight distance to and from the vehicle crossing and intersections shall comply with the criteria in Appendix 2C.

L) Fencing

- i) Any fencing between the Manfeild Park and the Special Development Zone must be constructed out of material that does not restrict the views 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 Rules 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 1.3.3.

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 2.1.

Consequential District Plan Rule Changes

Rule A1 – Consent Procedures

Amend Rule A1 1.3.3 Reservation of Control – Restricted Discretionary Activities to read:

- L) *In assessing applications for the Special Development Zone, Council has restricted the exercise of its discretion to:*
- *whether the proposed activity is ancillary to the operation of Manfeild Park*
 - *access arrangements*
 - *the requirement to provide view shafts and*
 - *required landscaping*

Rule C1 – Status of Subdivisions

Amend Rule C1 1.3.1 Specification of Activities to read:

- A) *The following subdivisions shall be discretionary activities: ...*
- v) *Any subdivision within the Special Development Zone.*

Rule C2 – Zone Standards – Subdivision

Amend Rule C2 2.3 to read:

2.3 *Standards – Business, Industrial, Recreation, Manfeild Park and Special Development Zones...*

Amend Rule C2 2.5 (D) to read:

Services in the Residential, Village, Business, Industrial, Manfeild Park and Special Development Zones...

Add a new rule to Rule C2 2.5 to read:

- H) *Access to **sites** within the Special Development Zone*
- i) *Access to **sites** from South Street must be accommodated by a service lane adjacent to South Street.*
- ii) *Any vehicle crossings proposed along Kawakawa Road must be located 50m apart. Any crossings within this distance must be joined to form one access.*

Rule E – Definitions

Add a new definition for accessory building as follows:

ACCESSORY BUILDINGS means a building, the use of which is (or will be) incidental to that of any dwelling on the site. **Accessory buildings** include garages, carports, tool sheds, pump sheds, playrooms, recreation rooms, aviaries, glasshouses and other similar structures.

For the purpose of the Manfeild Park and Special Development Zones, accessory building means a building or structure which is detached from, and the use/ operation of which is incidental to that of, any other principal building(s) on the same site. In relation to a site on which no principal building has been erected, is incidental to the use which may be permitted on the site.

Add a new definition for ancillary activity as follows:

ANCILLARY ACTIVITIES, for the purpose of the Special Development Zone, means an activity which is incidental to and associated with the primary activity undertaken in the Manfeild Park Zone and which has the sole purpose of providing a necessary service to enhance the overall functioning of Manfeild Park.

Add a new definition for farming and agricultural supplier as follows:

FARMING AND AGRICULTURAL SUPPLIER, for the purpose of the Special Development Zone, means a business primarily engaged in selling goods for consumption or use in the business operations of primary producers or in animal husbandry and without limiting the generality of this term, includes:

- equestrian and veterinary suppliers;
- farming and horticultural equipment suppliers;
- seed and grain merchants; and
- stock and station outlets.

Add a new definition for Offices as follows:

OFFICES, for the purpose of the Special Development Zone, means an activity which involves the use of land or buildings for administrative or professional activity that is ancillary to activities occurring at Manfeild Park.

Planning Maps

Amend Planning Maps 15, 33, 34, and 35 to show Manfeild Park is rezoned from Rural and Flood Channel Zone to Special Development Zone, as shown overleaf.

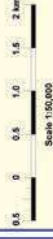
FIGURE 1

Manawatu District Plan

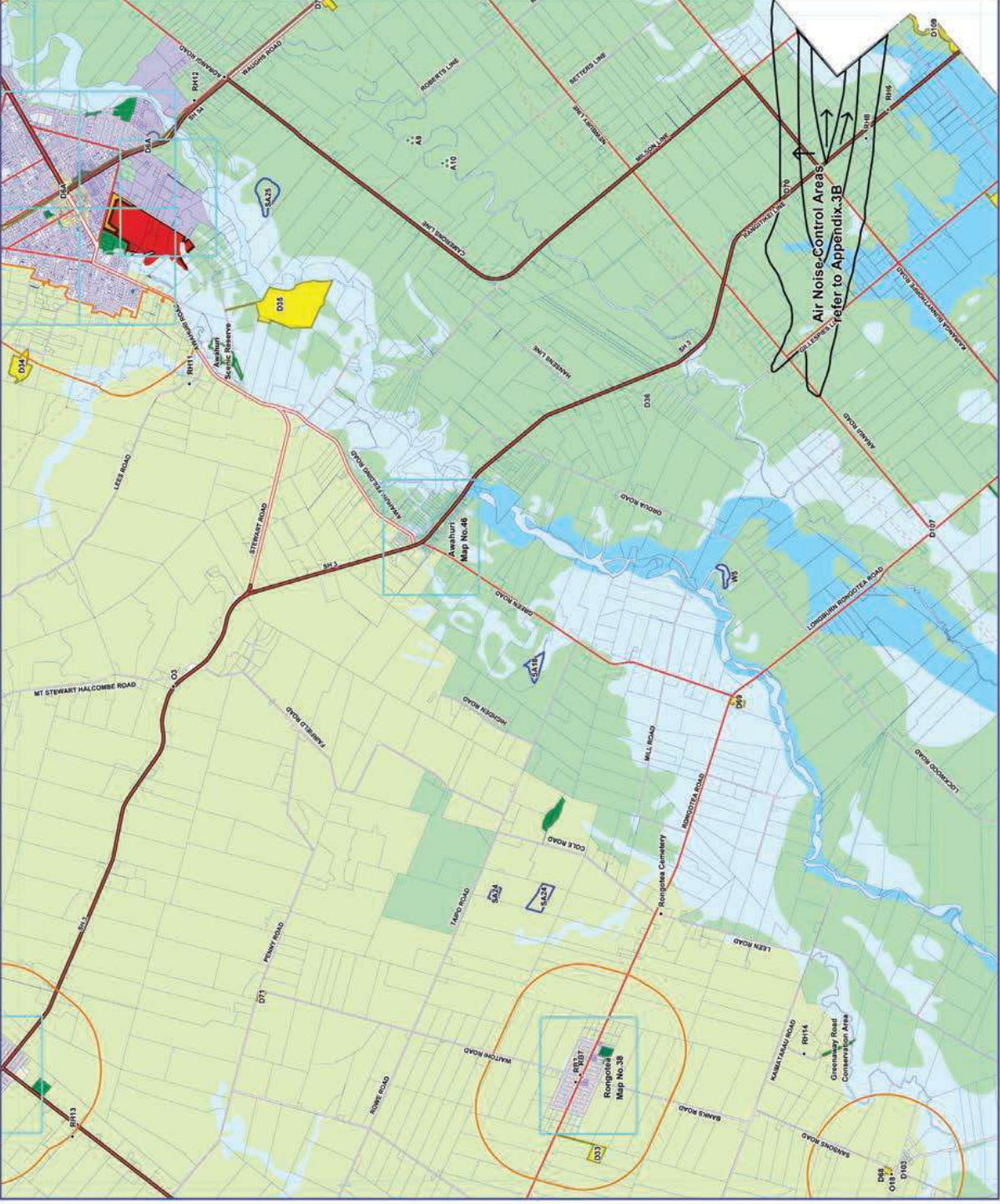
Operative
1 December 2002

10	11
14	15 16
18	19

Refer to back page
for map key



Scale 1:50,000
 Cadastral Base Derived from
 Core Record System (CRS).
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Manawatu District Plan

Operative
1 December 2002

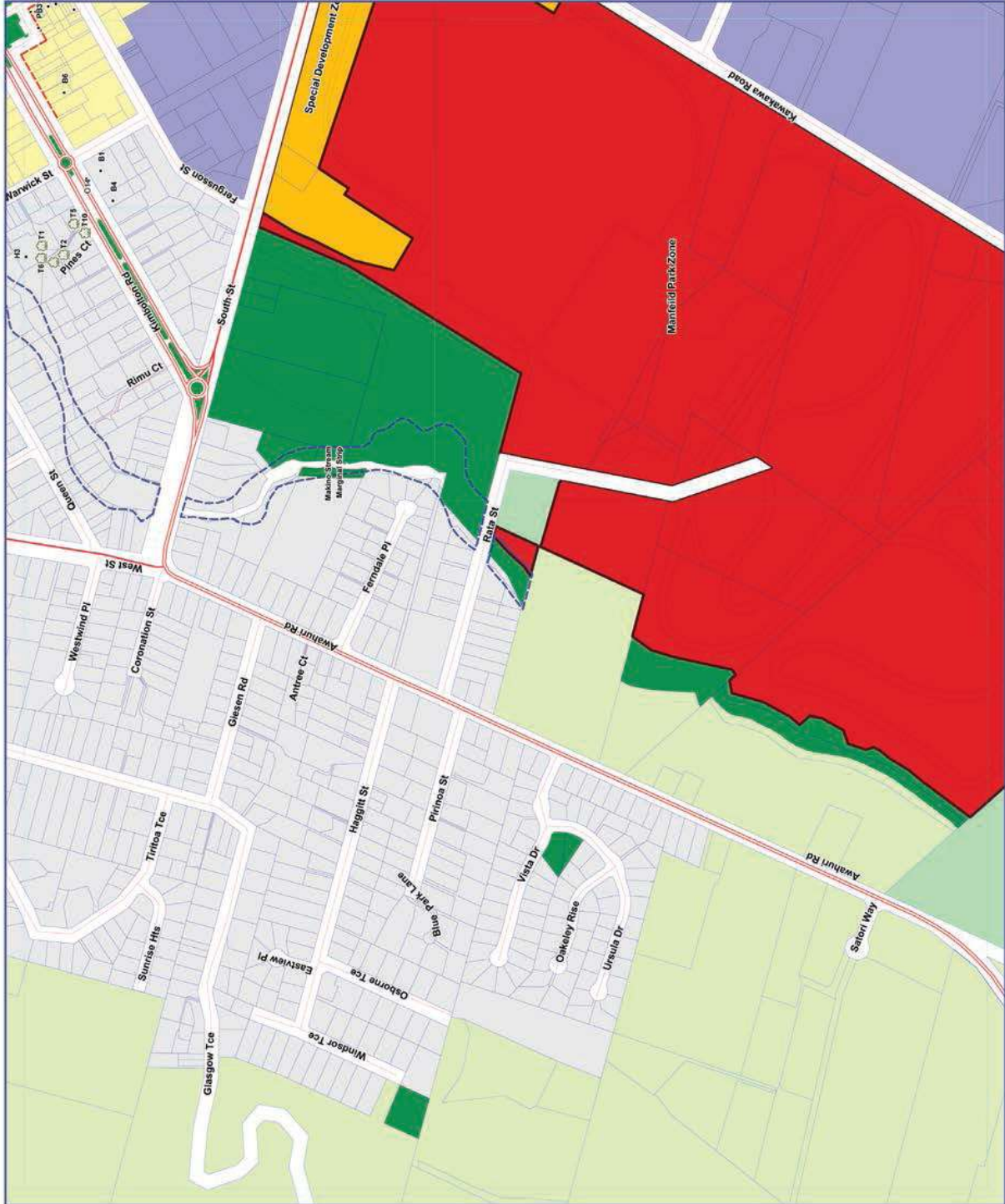
Feilding

29	30
33	34
	35

Refer to back page
for map key



Cadastral Base Derived from
Cadastral System (CRS)
Cadastral Information System
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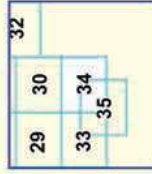




Manawatu District Plan

Operative
1 December 2002

Feilding



Refer to back page
for map key



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Cadastral System (CRS)
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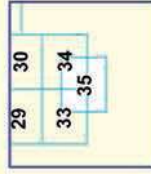




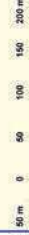
Manawatu District Plan

Operative
1 December 2002

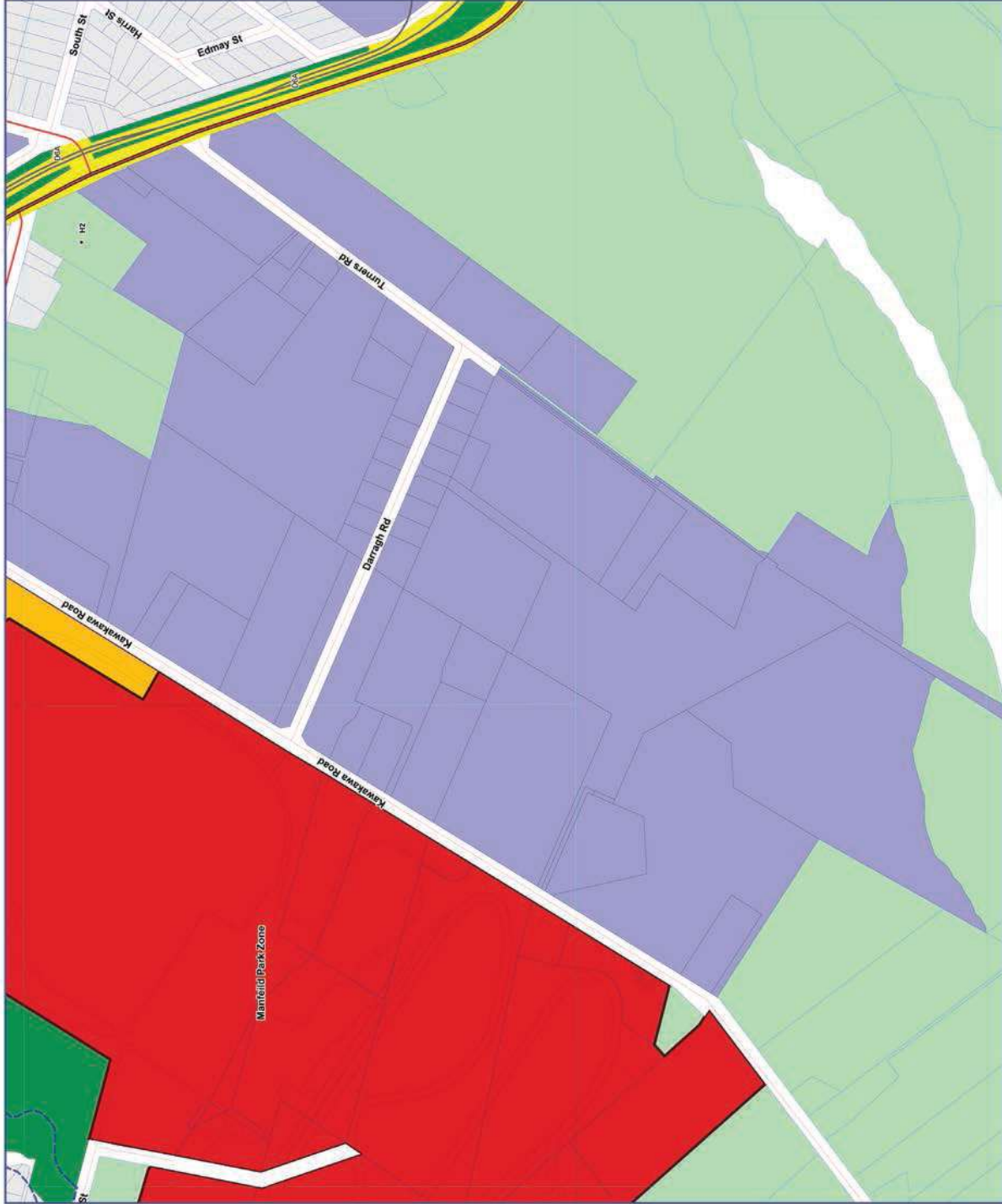
Feilding Industrial




Refer to back page
for map key



Scale 1:5,000
Cartorial Base Derived from
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Maps updated Dec. 2009



Map Key Zones	
	Rural 1
	Rural 2
	Village
	Residential
	Industrial
	Recreation
	Business
	Manfeild Park
	Special Development
	Flood Channel 1
	Flood Channel 2
Control Areas	
Refer Appendix 6A	
	Area Subject to Inundation
Designations	
Refer Appendix 7A	
	Designations (D)
Heritage Places	
Refer Appendix 1A - 1F	
	Natural Areas (SA) (W) (OF)
	Protected Trees (T)
	Historic Commercial Buildings (B)/(PB)
	Historic Houses (H)/(RH)
	Objects/Memorials (O)
	Marae (M)
	Historic Churches/Community Buildings (C)
	Archaeological Sites
	Cemeteries
	Piggery
	Conservation Areas
	Nodel Area
Other	
	Identified Frontage
	District Boundary
	Formed Roads
	Unformed Roads
	Pohangina Valley
	Coastal Vegetation Area
	Coastal Area
	Transmission Lines
	Pohangina Views
	

Appendices

Insert new appendices as follows:

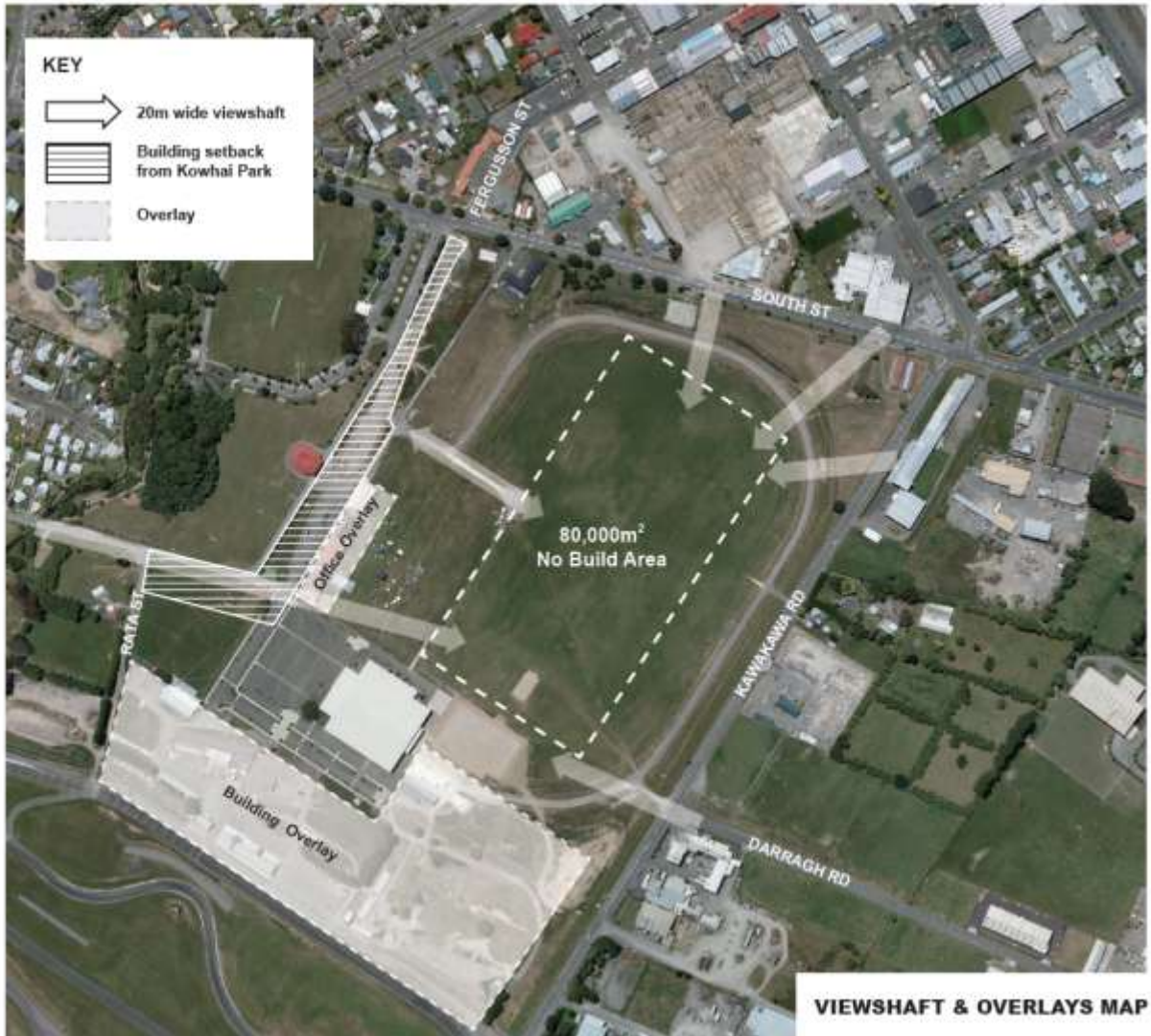
APPENDIX 8A VIEW SHAFTS FOR MANFEILD PARK AND SPECIAL DEVELOPMENT ZONES

APPENDIX 8B LANDSCAPE AND SCREEN PLANTING MANFEILD PARK ZONE

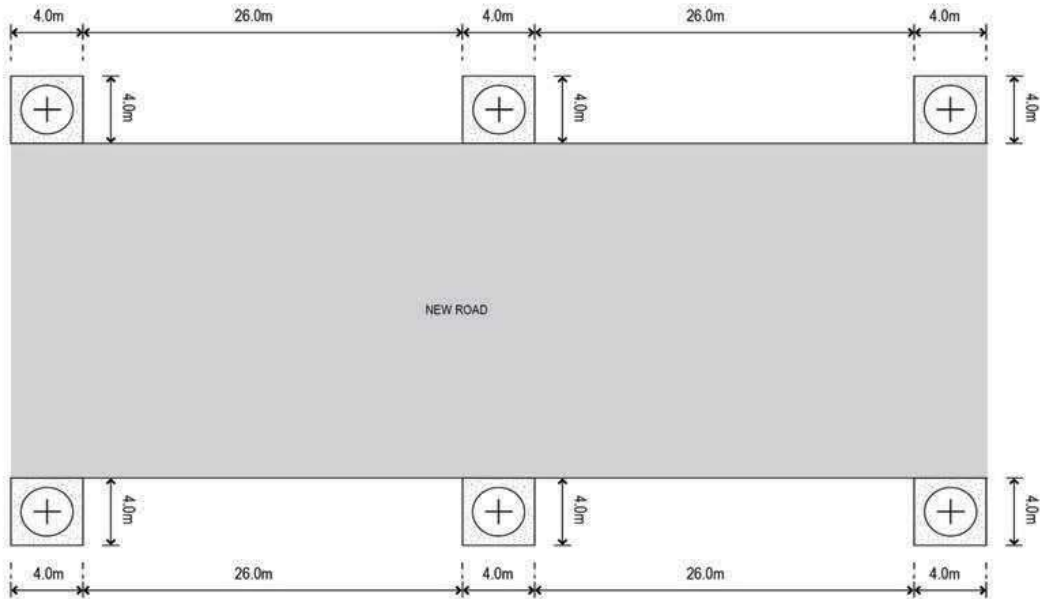
APPENDIX 8B PREFERRED PLANTING SPECIES FOR MANFEILD PARK ZONE

The detail for each appendix is provided overleaf.

APPENDIX 8A VIEW SHAFTS FOR MANFELD PARK AND SPECIAL DEVELOPMENT ZONES



APPENDIX 8B LANDSCAPE AND SCREEN PLANTING MANFEILD PARK ZONE



NOTE

⊕ = Large Tree (>4.0m height with limb of 2.0m)

Diagram 1

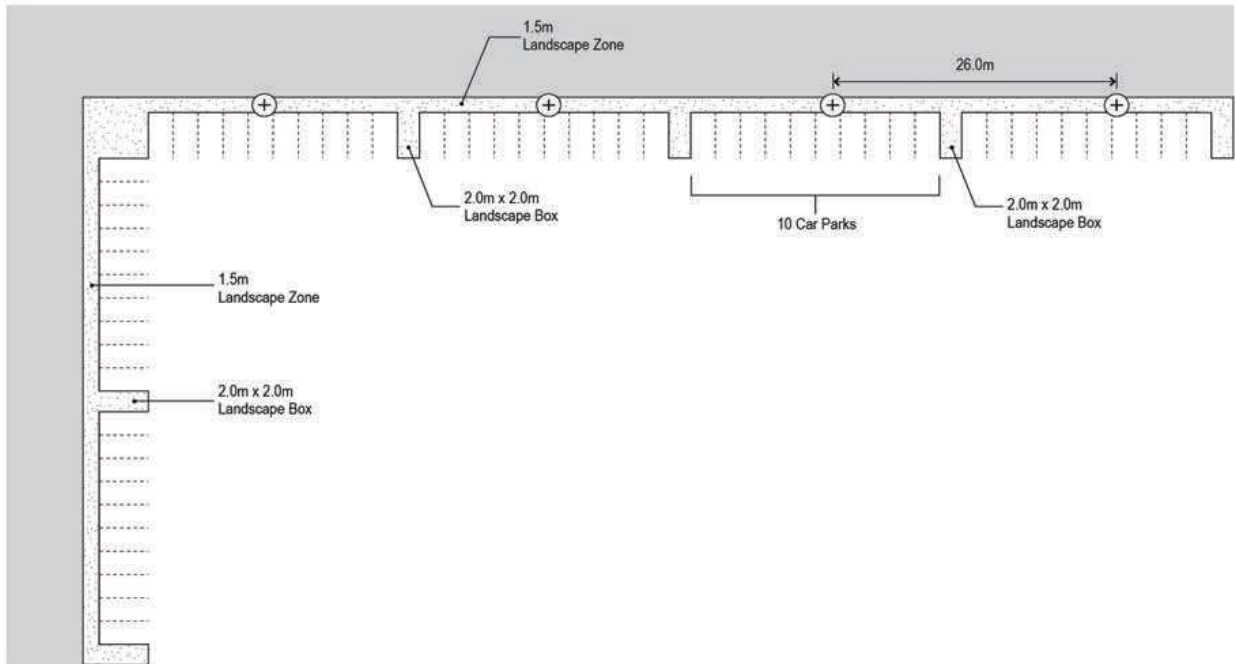


Diagram 2

APPENDIX 8C LANDSCAPE AND SCREEN PLANTING SPECIAL DEVELOPMENT ZONE

APPENDIX 8C LANDSCAPE AND SCREEN PLANTING SPECIAL DEVELOPMENT ZONE

B9.3.1D): YARDS AND SEPARATION DISTANCES

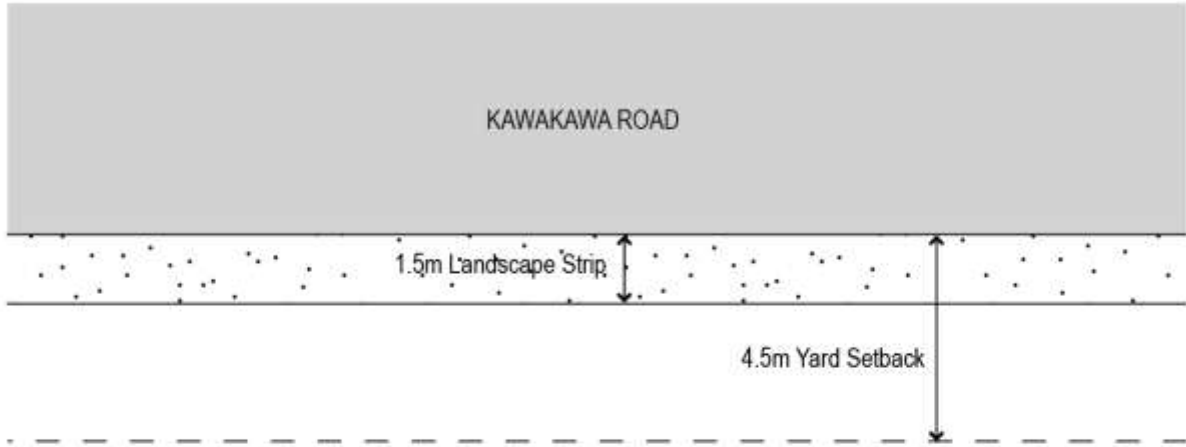


Diagram 1

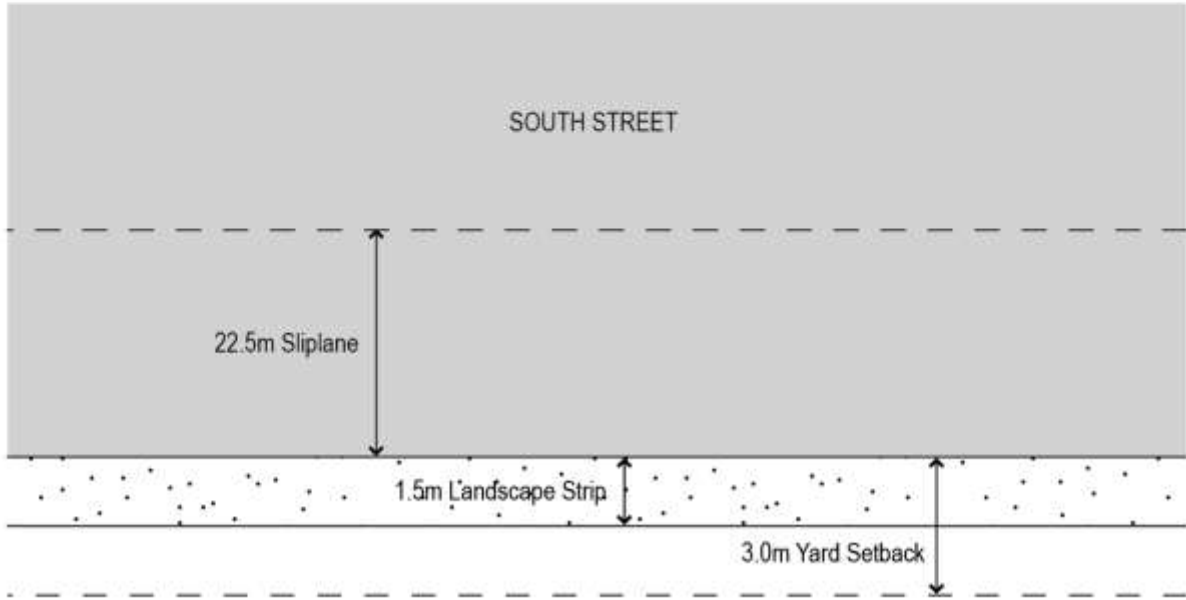
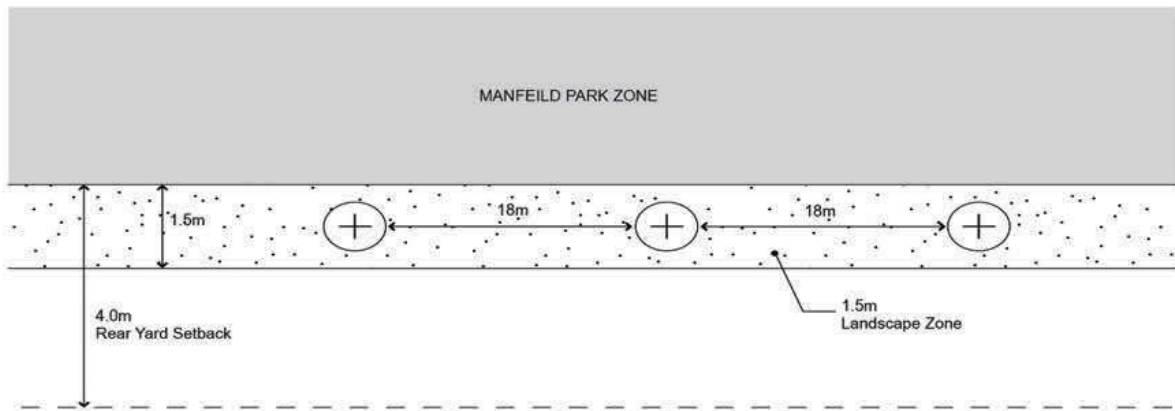


Diagram 2

B9.3.1E): LANDSCAPE AND SCREEN PLANTING



NOTE


 = Large Tree (>4.0m height with limb of 2.0m)

Diagram 3

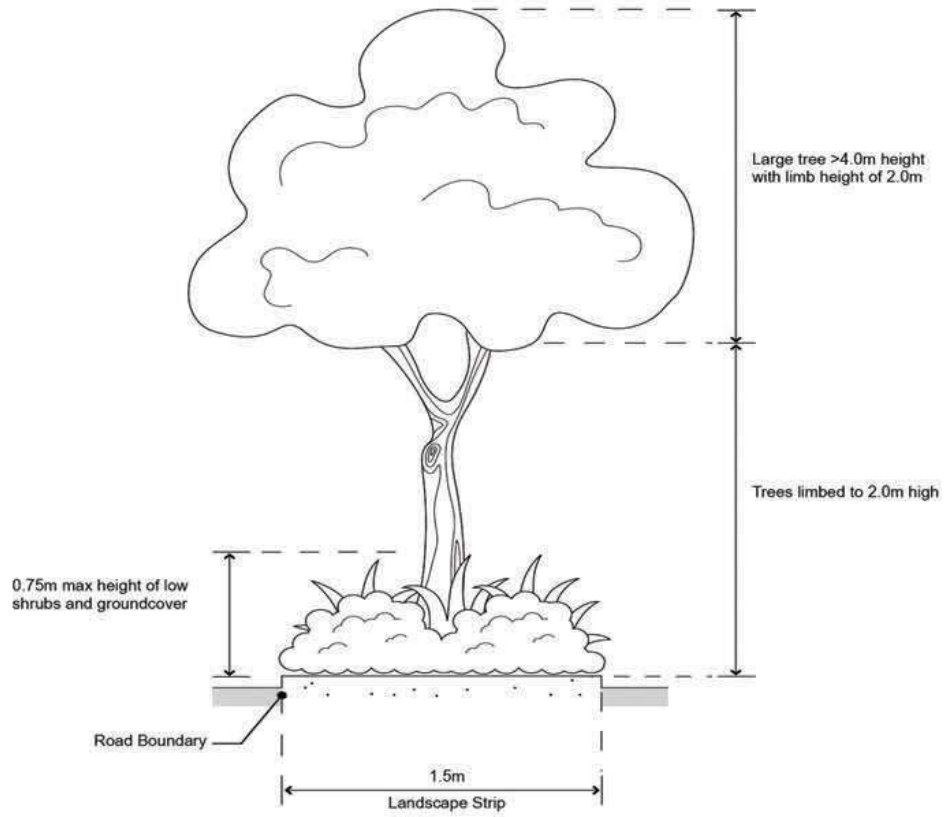


Diagram 4

B9.3.1E): LANDSCAPE AND SCREEN PLANTING

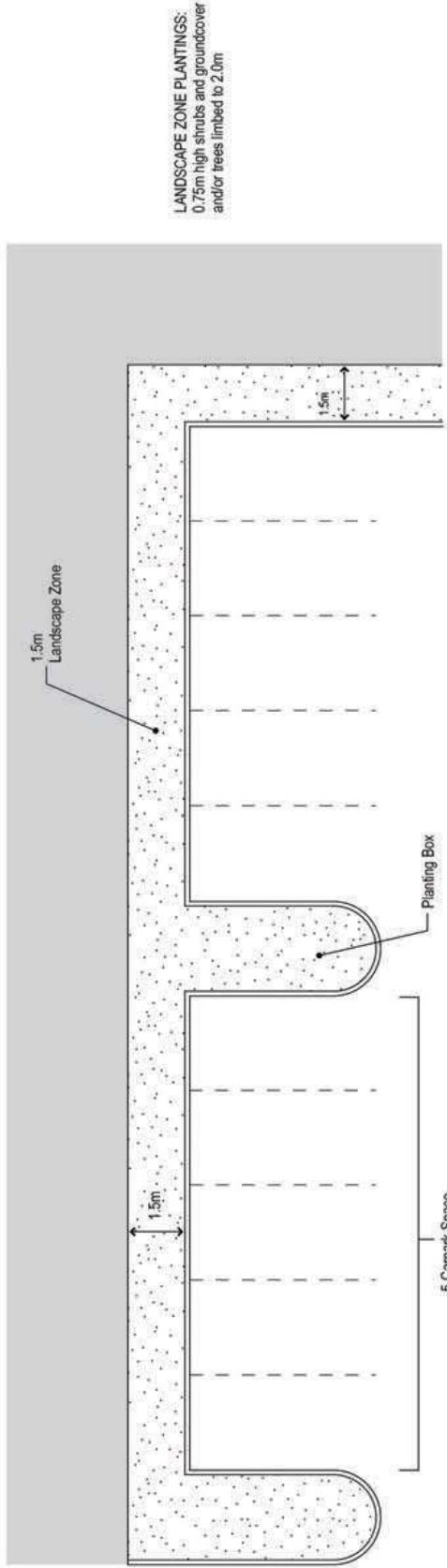


Diagram 5

BS.3.1E) LANDSCAPE AND SCREEN PLANTING

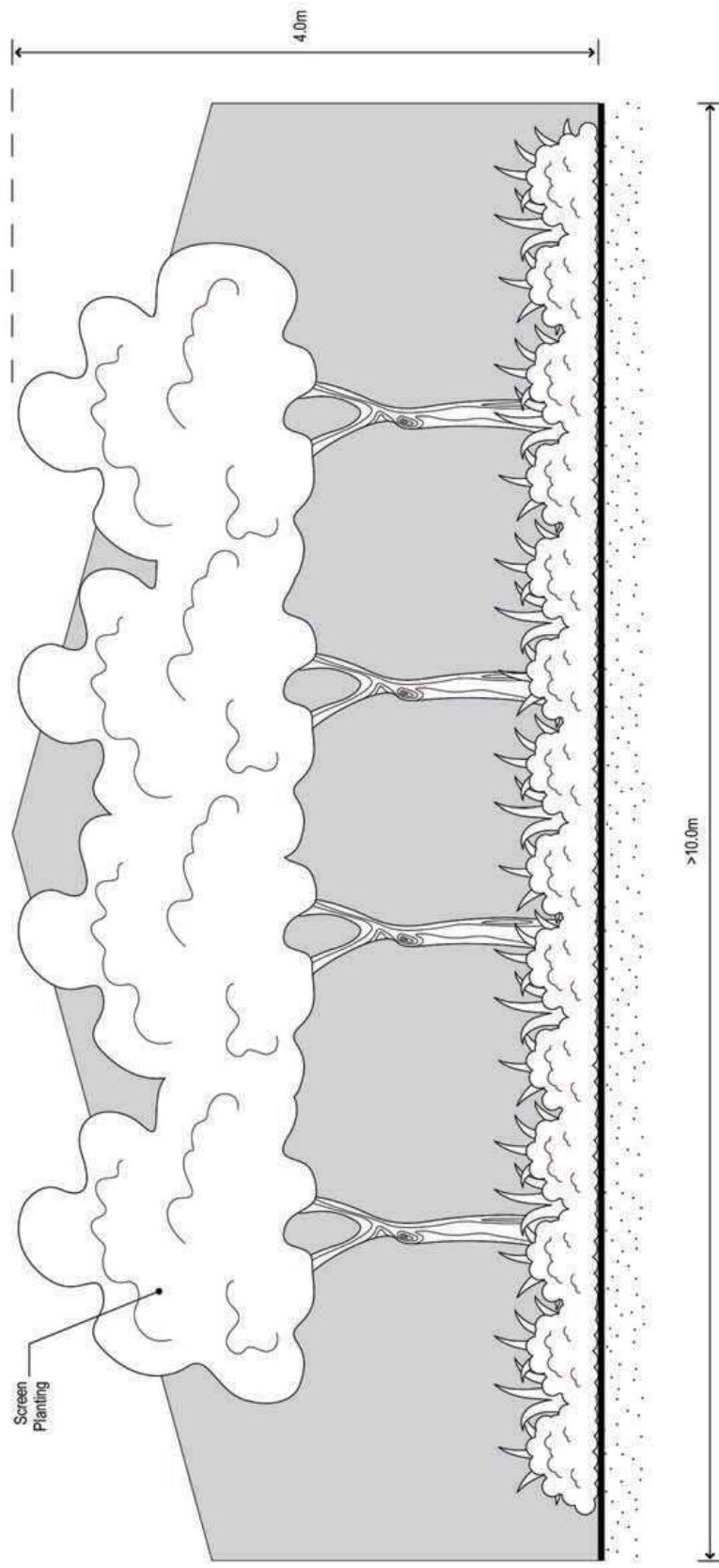


Diagram 6

APPENDIX 8C PREFERRED PLANTING SPECIES FOR THE MANFEILD PARK AND SPECIAL DEVELOPMENT ZONES

Shrubs under 1.5m

Botanical Name	Common Name	Botanical Name	Common Name
Rosa flrbunda	Carpetrose White	Choisya ternata	Orange Blossom
Rosa flrbunda	Carpetrose Crimson	Camellia s. Quintesscent	Camellia
Daphne odorata	Daphne	Plumbago auriculata	plumbago
Daphne burkwoodii	Daphne		

Shrubs over 2m

Botanical	Common Name	Botanical	Common Name
Camellia sinensis sp	Camellia	Griselinia lucida	Akapuka
Pittosporum tenuifolium	Kohuhu	Lophomyrtus bullata	Rama rama
Michelia figo	Port Wine Magnolia	Olearia Cheesmanii	Olearia
Myrtus communis	Myrtal	Corokia virgata	Geenty's Green
Coprosma rhamoides	Divaricating	Myrsine australis	Mapou
Corokia contoneaster	Korokio		

Large Trees

Botanical Name	Common Name	Botanical Name	Common Name
Magnolia grandiflora	Magnolia	Acer pseudoplatanus	Red Maple
Comus capitata	Himalayan Dogwood	Alectryon excelsus	Titoki
Quercus coccinea	Scarlet Oak	Sophora tetraptera	Kowhai
Gingko biloba	Gingko	Nothofagus solandri	Black beech
Fraxinous raywoodii	Claret ash	Phyllocladus trichomanoides	Celery Pine

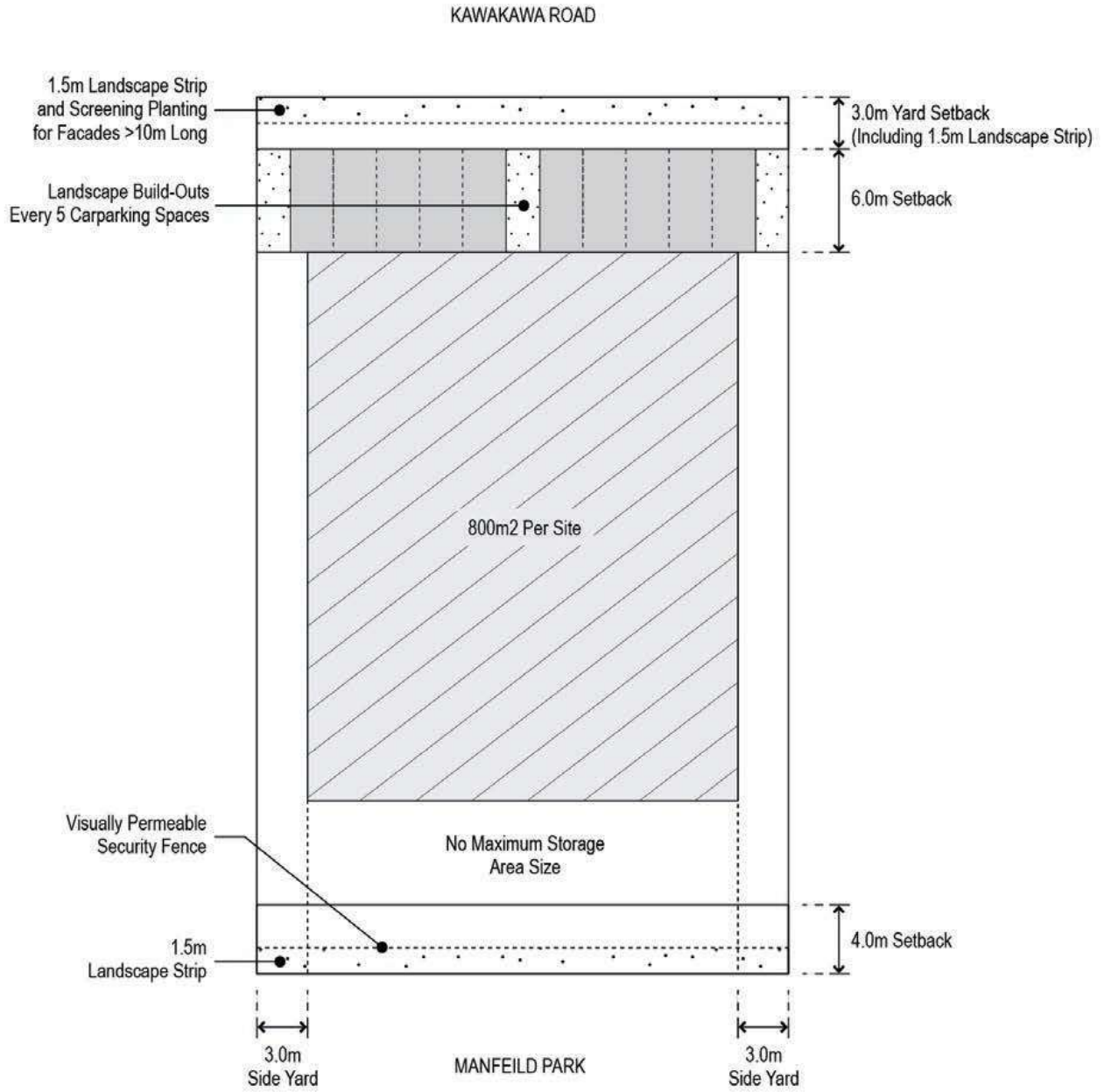
Taller Screen Planting

Botanical Name	Common Name	Botanical Name	Common Name
<i>Pittosporum tenuifolium</i>	Kohuhu	<i>Coprosma lucida</i>	Shining Karamu
<i>Pseudopanax crassifolium</i>	Lance wood	<i>Pittosporum eugenoides</i>	Tarata
<i>Sophora microphylla</i>	Kowhai	<i>Coprosma parviflora</i>	Leafy Coprosma

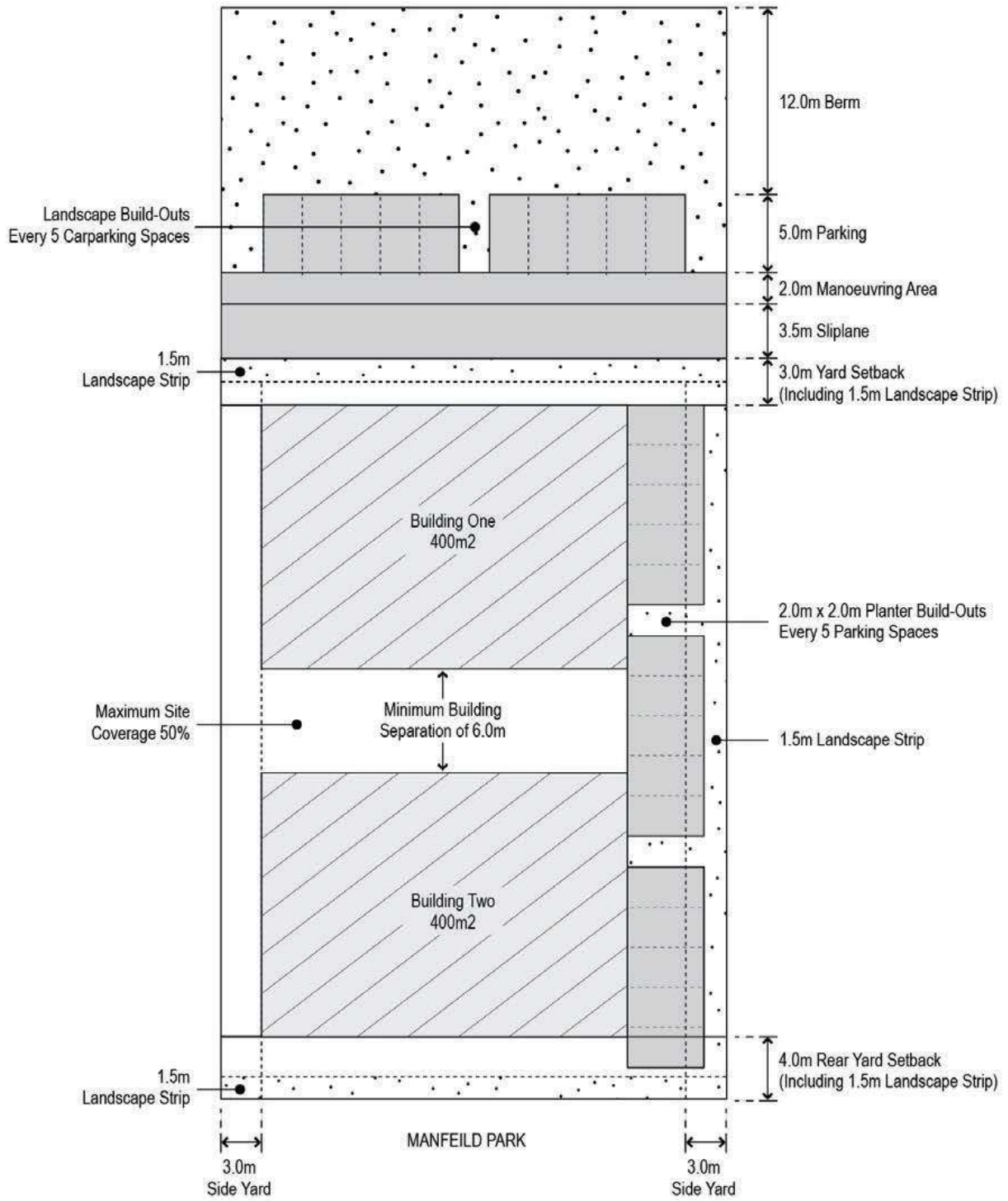
Specimen Trees

Botanical Name	Common Name	Botanical Name	Common Name
<i>Podocarpus totara</i>	Totara	<i>Nestegis Cunninghamii</i>	Maire
<i>Sophora microphylla</i>	Kowhai	<i>Cordyline australis</i>	Ti Kouka
<i>Dacrycarpus dacryioides</i>	Kahikatea	<i>Alectryon excelsus</i>	Tioki
<i>Prumnopitys taxifolia</i>	Matai		

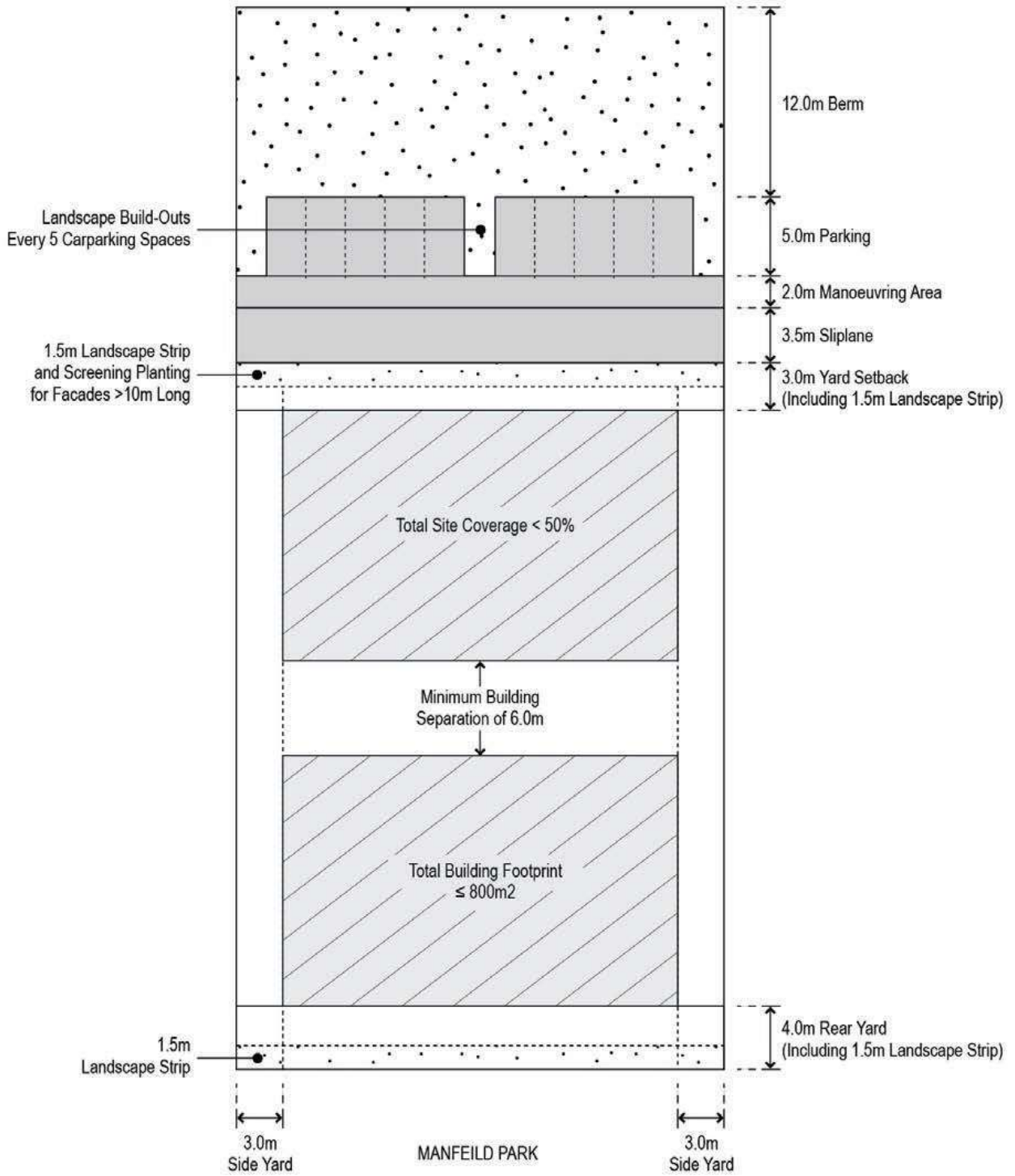
APPENDIX 8D SPECIAL DEVELOPMENT ZONE BUILDING COVERAGE EXAMPLES



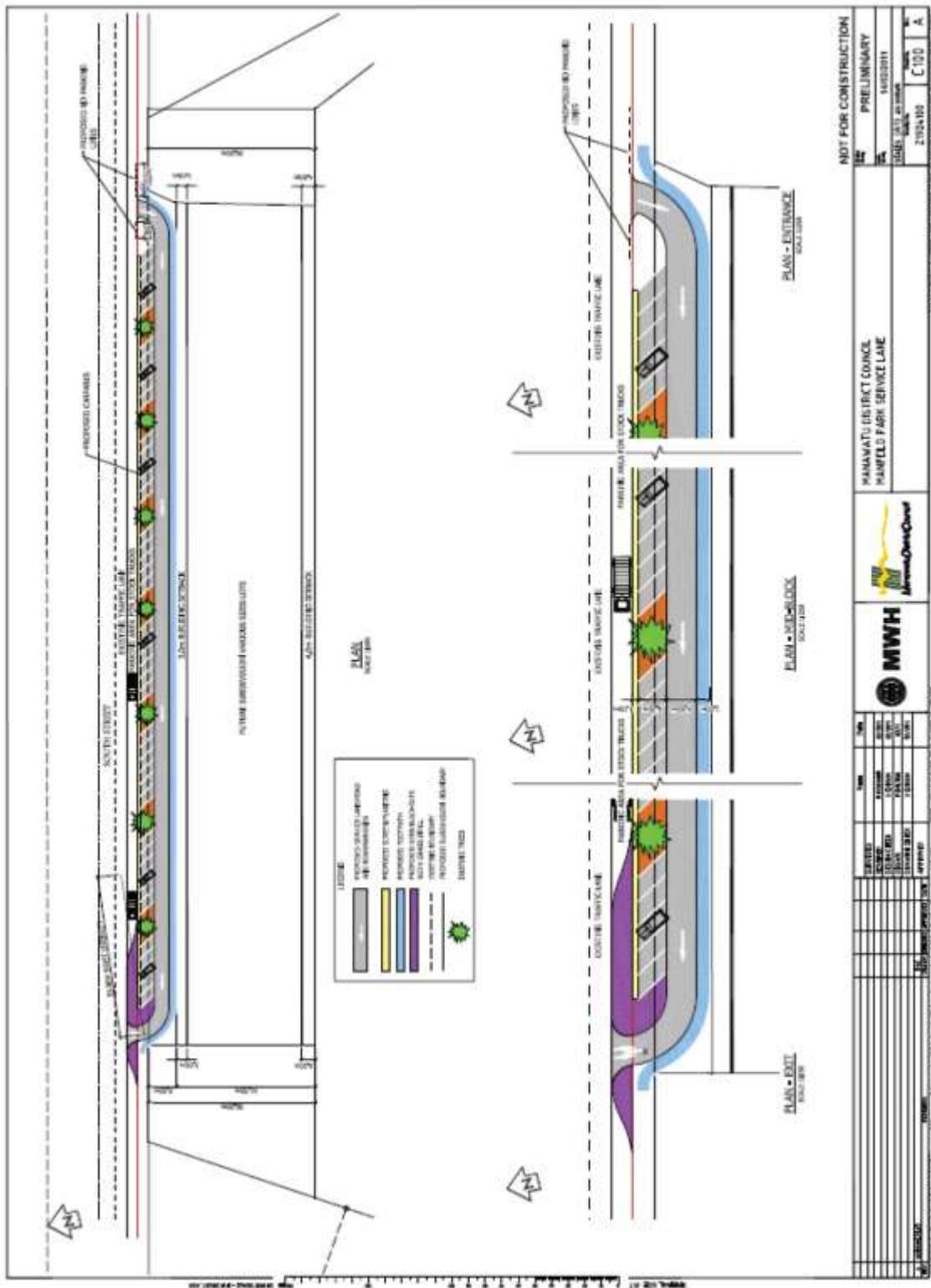
SOUTH STREET



SOUTH STREET



APPENDIX 8E SOUTH STREET SLIP LANE ACCESS



NOT FOR CONSTRUCTION

PROJECT INFORMATION		PROJECT NAME	
NO. 21055100	DATE: 15/03/2021	PRELIMINARY	
CLIENT		DESIGNER	
MANAWATU DISTRICT COUNCIL MANWELD PARK SERVICE LANE		MWH MWH CONSULTANTS	