

Consequential amendments to Mixed Use Zone for Opuia Marine Business Park

The provisions below represent the Reporting Officer's right of reply recommendations to the Mixed Use Zone as consequential amendments to recommendations relating to the Opuia Precinct and Mixed-Use Rezoning submissions considered at Hearing 15B. Recommendations made through the Reporting Officer's right of reply are shown in red underline for new text and red ~~strikethrough~~ for deleted text.

MUZ-R1	New buildings or structures, relocated buildings or extensions or alterations to existing buildings or structures	
Mixed Use zone	Activity status: Permitted Where: PER-1 The new building or structure, relocated buildings or extension or alteration to an existing building or structure will accommodate a permitted, restricted discretionary or discretionary activity. PER-2 The new building or structure, relocated buildings or extension or alteration to an existing building or structure that increases the existing building footprint complies with standards: MUZ-S1 Maximum height; MUZ-S2 Height in relation to boundary; MUZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); MUZ-S5 Pedestrian frontages; MUZ-S6 Verandahs; MUZ-S7 Outdoor storage; MUZ-S8 Landscaping and screening on road boundaries; MUZ-S9 Landscaping and screening for sites adjoining a site zoned residential, open space or rural residential; and MUZ-S10 Coverage; <u>MUZ-S11 - Colours and materials (Opuia Marine Business Park);</u> <u>MUZ-S12 - Landscaping revegetation and fencing (Opuia Marine Business Park); and</u> <u>MUZ-S13 Site amenity and design (Opuia Marine Business Park).</u>	Activity status where compliance not achieved with PER-2 and PER3: Restricted Discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard.

MUZ-S1	Maximum Height	
Mixed use zone	The maximum height of a building or structure, or extension or alteration to an existing building or structure, is 12m above ground level, except: - the maximum height differs within the following areas that are mapped within Paihia and Russell: - Paihia Area A: 8.5m - Paihia Area B: 10m; and - Russell: 8.5m <u>the maximum height differs within the following areas in Opuia Marine Business Park (refer Appendix X):</u> <u>Area A: 12m; and</u> <u>Area B: 8m</u> - that any fence or standalone wall along a side or rear boundary which adjoins a site zoned General Residential, Rural Residential, Rural Lifestyle, Māori Purpose - Urban, Open Space, Natural Open Space, or Sport and Active Recreation does not exceed 2m in height. This standard does not apply to: - solar and water heating components not exceeding 0.5m in height on any elevation; - Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; - Satellite dishes and aerials not exceeding 1m in height above the building envelope and/or diameter on any elevation; - Architectural features (e.g. finials, spires) not exceeding 1m in height on any elevation; or - lift overruns provided these do not exceed the height by more than 1m on any elevation.	Where the standard is not met, matters of discretion are restricted to: - the character and amenity of the surrounding area; - dominance in relation to the road and adjoining sites; - loss of privacy to adjoining sites, including potential loss in relation to vacant sites; - shading and loss of access to sunlight to adjoining sites; - landscaping; and - natural hazard mitigation and site constraints.
MUZ-S3	Setback (excluding from MHWS or wetland, lake or river margins)	
Mixed Use zone	The building or structure, or extension or alteration to an existing building or structure must be setback at least:	Where the standard is not met, matters of discretion are restricted to:

	1. 3m from the boundary of any site zoned General Residential, Rural Residential, Rural Lifestyle, Māori Purpose - Urban, Open Space, Natural Open Space, Sport and Active Recreation or any KHR designation boundary; and 2. <u>30m from the road boundary within the Opuia Marine Business Park (Appendix X).</u> This standard does not apply to: i. solar and water heating components not exceeding 0.5m in height above the building envelope on any elevation; ii. fences or walls no more than 2m in height above ground level; or iii. uncovered decks no more than 1m above ground level.	a. the natural character of the coastal environment; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to privacy and shading; d. natural hazard mitigation and site constraints; e. the effectiveness of the proposed method for controlling stormwater; f. the safety and efficiency of the current or future roading network; g. the impacts on existing and planned public walkways.; h. The location and design of the building as it relates to the ability to safety use, access and maintain buildings without requiring access on, above or over the rail corridor; and i. The safe and efficient operation of the rail network.
MUZ-S8	Landscaping and screening on a road boundary	
Mixed Use zone	1. Where a site adjoins a road boundary, at least 50% of that road boundary not occupied by buildings or driveways shall be landscaped with plants or trees. 2. The landscaping shall be a minimum height of 1m at installation and shall achieve a continuous screen of 1.8m in height and 1.5m in width within five years. <u>This standard does not apply to:</u> 1. <u>Landscaping and screening within the Opuia Marine Business Park (Appendix X).</u>	Where the standard is not met, matters of discretion are restricted to: a. the character and amenity of the streetscape and surrounding area; b. topographical or other site constraints making compliance with this standard impractical; and c. health and safety implications for pedestrians and the transport network
MUZ-S9	Landscaping for sites that adjoin any sites other than mixed use or light or heavy industrial zone	
Mixed Use zone	Site boundaries that adjoin any zone other than Mixed Use, Light Industrial or Heavy Industrial must: 1. be fenced with a solid fence or wall with a minimum height of 1.8m; or 2. be landscaped with plants or trees with a minimum height	Where the standard is not met, matters of discretion are restricted to: a. the outlook, character, and amenity of adjoining sites in a

	of 1m at installation and shall achieve a continuous screen of 1.8m in height and 1.5m in width within five years; or 3. be screened with a combination of (1) and (2) above. <u>This standard does not apply to:</u> 1. <u>Landscaping and screening within the Opuia Marine Business Park (Appendix X).</u>	residential, rural, open space or Māori purpose zone; b. the scale of the building and its distance from the boundary with residential, rural, open space or Māori purpose zones; c. the ability to mitigate any adverse visual effects of reduced, alternative or no screening through the use of alternative methods; and d. the design, layout and use of the site which may compensate for reduced, alternative or no screening. e. Health and safety implications for pedestrians and the transport network.
<u>MUZ-S11</u>	<u>Colours and materials</u>	
<u>Mixed Use zone – Opuia Marine Business Park (Appendix X)</u>	The exterior surfaces of new buildings or structures shall: 1. <u>Achieve a reflectance value no greater than 30%; and</u> 2. <u>If the building or structure is painted, have an exterior finish within Groups A, B or C as defined within the BS5252 standard colour palette.</u>	<u>Where the standard is not met, matters of discretion are restricted to:</u> a. <u>The location, scale, design and colour of buildings and structures;</u> b. <u>The visual effects of the building or structure;</u> c. <u>Measures to mitigate adverse effects on the surrounding environment.</u>
<u>MUZ-S12</u>	<u>Landscaping, revegetation and fencing</u>	
<u>Mixed Use zone – Opuia marine Business Park only (Appendix X)</u>	1. <u>A landscape buffer strip of 15m metres wide must be established along the road frontage of the development area;</u> 2. <u>The landscape buffer must be planted with native species appropriate to the coastal/estuarine location, with a dominance of harakeke and tī kōuka, and include occasional groups of taller tree species such as kahikatea;</u> 3. <u>Native revegetation planting using locally appropriate species must be established and maintained in the areas shown in Appendix X – Opuia Marine Business Park;</u> 4. <u>There is no use of solid fences or walls along external site boundaries;</u>	<u>Where the standard is not met, matters of discretion are restricted to:</u> a. <u>The effectiveness of the landscaping and screening to reduce adverse visual effects;</u> b. <u>The character and amenity of the streetscape and surrounding area;</u> c. <u>Topographical or other site constraints making compliance with this standard impractical;</u> d. <u>The ability to mitigate any adverse visual effects of reduced, alternative or no screening through the use of alternative methods;</u> e. <u>The design, layout and use of the site which may compensate for reduced,</u>

	5. <u>Any fencing along the road boundary must be positioned to the rear of the landscape buffer strip and constructed from visually permeable materials; and</u> 6. <u>Planting of locally appropriate native tree species that can achieve a large scale is required within the internal roading network.</u>	<u>alternative or no screening; and</u> f. <u>Health and safety implications for pedestrians and the transport network.</u>
<u>MUZ-S13</u>	<u>Site amenity and design</u>	
<u>Mixed Use zone – Opuia marine Business Park only (Appendix X)</u>	1. <u>Low impact urban design principles must be utilized in the design of the development;</u> 2. <u>The layout of the proposed development, building or structure must ensure that rear yards are not visible from Paihia Road;</u> 3. <u>The scale, location, and appearance of all signage must be controlled through common design guidelines; and</u> 4. <u>All external lighting must be fitted with shields to ensure light spill is focused downwards.</u>	<u>Where the standard is not met, matters of discretion are restricted to:</u> a. <u>The location, scale, design and colour of the development, buildings and structures;</u> b. <u>The means of integrating the building or structure into the landscape;</u> c. <u>The visual effects of the building or structure and proposed mitigation measures; and</u> d. <u>Adverse effects of lighting and signage and proposed mitigation measures.</u>

Appendix X – Opuia Marine Business Park

