

Consequential Amendments to Mixed Use Zone for Opuā Marine Business Park

MUZ-R1	New buildings or structures, relocated buildings or extensions or alterations to existing buildings or structures	
Mixed Use zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>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.</p> <p>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 (Opuā Marine Business Park);</u> <u>MUZ-S12 - Landscaping revegetation and fencing (Opuā Marine Business Park); and</u> <u>MUZ-S13 Site amenity and design (Opuā Marine Business Park).</u></p>	<p>Activity status where compliance not achieved with PER-2 and PER3: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. the matters of discretion of any infringed standard.</p>

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:	Where the standard is not met, matters of discretion are restricted to:

	<p>1. the maximum height differs within the following areas that are mapped within Paihia and Russell:</p> <ul style="list-style-type: none"> o Paihia Area A: 8.5m o Paihia Area B: 10m; and o Russell: 8.5m <p>2. <u>the maximum height differs within the following areas in Opuā Marine Business Park (refer Appendix X):</u></p> <ul style="list-style-type: none"> o <u>Area A: 12m; and</u> o <u>Area B: 8m</u> <p>3. 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.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. solar and water heating components not exceeding 0.5m in height on any elevation; ii. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; iii. Satellite dishes and aerials not exceeding 1m in height above the building envelope and/or diameter on any elevation; iv. Architectural features (e.g. finials, spires) not exceeding 1m in height on any elevation; or v. lift overruns provided these do not exceed the height by more than 1m on any elevation. 	<p>a. the character and amenity of the surrounding area;</p> <p>b. dominance in relation to the road and adjoining sites;</p> <p>c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites;</p> <p>d. shading and loss of access to sunlight to adjoining sites;</p> <p>e. landscaping; and</p> <p>f. natural hazard mitigation and site constraints.</p>
<p>MUZ-S3</p>	<p>Setback (excluding from MHWS or wetland, lake or river margins)</p>	
<p>Mixed Use zone</p>	<p>The building or structure, or extension or alteration to an existing building or structure must be setback at least:</p> <ul style="list-style-type: none"> 1. 3m from the boundary of any site zoned General Residential, Rural Residential, Rural Lifestyle, Māori Purpose - Urban, Open Space, Natural Open Space, 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the natural character of the coastal environment; b. screening, planting and landscaping on the site;

	<p>Sport and Active Recreation or any KHR designation boundary; <u>and</u></p> <p>2. <u>30m from the road boundary within the Opuā Marine Business Park (Appendix X).</u></p> <p>This standard does not apply to:</p> <p>i. solar and water heating components not exceeding 0.5m in height above the building envelope on any elevation;</p> <p>ii. fences or walls no more than 2m in height above ground level; or</p> <p>iii. uncovered decks no more than 1m above ground level.</p>	<p>c. the design and siting of the building or structure with respect to privacy and shading;</p> <p>d. natural hazard mitigation and site constraints;</p> <p>e. the effectiveness of the proposed method for controlling stormwater;</p> <p>f. the safety and efficiency of the current or future roading network;</p> <p>g. the impacts on existing and planned public walkways.;</p> <p>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</p> <p>i. The safe and efficient operation of the rail network.</p>
MUZ-S8	Landscaping and screening on a road boundary	
Mixed Use zone	<p>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.</p> <p>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.</p> <p><u>This standard does not apply to:</u></p> <p>1. <u>Landscaping and screening within the Opuā Marine Business Park (Appendix X).</u></p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <p>a. the character and amenity of the streetscape and surrounding area;</p> <p>b. topographical or other site constraints making compliance with this standard impractical; and</p> <p>c. health and safety implications for pedestrians and the transport network</p>
MUZ-S9	Landscaping for sites that adjoin any sites other than mixed use or light or heavy industrial zone	
Mixed Use zone	<p>Site boundaries that adjoin any zone other than Mixed Use, Light Industrial or Heavy Industrial must:</p> <p>1. be fenced with a solid fence or wall with a minimum height of 1.8m; or</p> <p>2. be landscaped with plants or trees with 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; or</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <p>a. the outlook, character, and amenity of adjoining sites in a residential, rural, open space or Māori purpose zone;</p> <p>b. the scale of the building and its distance from the boundary with</p>

	<p>3. be screened with a combination of (1) and (2) above.</p> <p><u>This standard does not apply to:</u></p> <p>1. <u>Landscaping and screening within the Opuā Marine Business Park (Appendix X).</u></p>	<p>residential, rural, open space or Māori purpose zones;</p> <p>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.</p> <p>e. Health and safety implications for pedestrians and the transport network.</p>
<u>MUZ-S11</u>	<u>Colours and materials</u>	
<u>Mixed Use zone – Opuā Marine Business Park (Appendix X)</u>	<p><u>The exterior surfaces of new buildings or structures shall:</u></p> <ol style="list-style-type: none"> <u>Achieve a reflectance value no greater than 30%; and</u> <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> 	<p><u>Where the standard is not met, matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>The location, scale, design and colour of buildings and structures;</u> <u>The visual effects of the building or structure;</u> <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 – Opuā marine Business Park only (Appendix X)</u>	<ol style="list-style-type: none"> <u>A landscape buffer strip of 15m metres wide must be established along the road frontage of the development area;</u> <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> <u>Native revegetation planting using locally appropriate species must be established and maintained in the areas shown in Appendix X – Opuā Marine Business Park;</u> <u>There is no use of solid fences or walls along external site boundaries;</u> <u>Any fencing along the road boundary must be positioned to the rear of the landscape buffer strip and constructed</u> 	<p><u>Where the standard is not met, matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>The effectiveness of the landscaping and screening to reduce adverse visual effects;</u> <u>The character and amenity of the streetscape and surrounding area;</u> <u>Topographical or other site constraints making compliance with this standard impractical;</u> <u>The ability to mitigate any adverse visual effects of reduced, alternative or no screening through the use of alternative methods;</u> <u>The design, layout and use of the site which may compensate for reduced, alternative or no screening; and</u>

	<p><u>from visually permeable materials; and</u></p> <p>6. <u>Planting of locally appropriate native tree species that can achieve a large scale is required within the internal roading network.</u></p>	<p>f. <u>Health and safety implications for pedestrians and the transport network.</u></p>
<p>MUZ-S13</p>	<p>Site amenity and design</p>	
<p>Mixed Use zone – Opuā marine Business Park only (Appendix X)</p>	<p>1. <u>Low impact urban design principles must be utilized in the design of the development;</u></p> <p>2. <u>The layout of the proposed development, building or structure must ensure that rear yards are not visible from Paihia Road;</u></p> <p>3. <u>The scale, location, and appearance of all signage must be controlled through common design guidelines; and</u></p> <p>4. <u>All external lighting must be fitted with shields to ensure light spill is focused downwards.</u></p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <p>a. <u>The location, scale, design and colour of the development, buildings and structures;</u></p> <p>b. <u>The means of integrating the building or structure into the landscape;</u></p> <p>c. <u>The visual effects of the building or structure and proposed mitigation measures; and</u></p> <p>d. <u>Adverse effects of lighting and signage and proposed mitigation measures.</u></p>

Appendix X – Opuia Marine Business Park

