



12.8.2

**SPECIAL 2 (BUS DEPOT) ZONE**

12.8.2.1

**Zone Issues, Objectives, Policies and Description**

12.8.2.1.1

**Issues**

Refer to section 12.2.

12.8.2.1.2

**Objectives**

*Objective*

12.8.2.1.2.1

To enable the operation of a bus depot.

*Objective*

12.8.2.1.2.2

To avoid, remedy or mitigate the adverse effects of activities occurring on the bus depot site, on adjoining sites.

*Objectives from other chapters*

Readers should note that Objectives from the following chapters are also relevant:

*Chapter 5 - Natural Hazards*

*Chapter 17 - Cultural Heritage*

*Chapter 18 - Urban Land Modification and Vegetation Protection*

*Chapter 19 - Utilities*

*Chapter 20 - Hazardous Substances and Contaminated Sites*

*Chapter 21 - Transportation and Access*

*Chapter 22 - Financial Contributions and Works*

*Chapter 23 - Subdivision and Servicing*

12.8.2.1.3

**Policies**

*Policy*

12.8.2.1.3.1

Activities in the Zone should be limited to those associated with the operation of a bus depot.

*(This policy seeks to achieve Objective 12.8.2.1.2.1)*

*Policy*

12.8.2.1.3.2

Activities within the Zone should be sited and designed so that adverse effects on the amenity values of adjoining sites are avoided, remedied and mitigated.

*(This policy seeks to achieve Objective 12.8.2.1.2.2)*

*Policy*

12.8.2.1.3.3

Subdivision of the land should not adversely affect the opportunities for the future development of the site.

*(This policy seeks to achieve Objective 12.8.2.1.2.2)*



Policy  
12.8.2.1.3.4

Policies from the following chapters are also relevant:

- Chapter 5 - Natural Hazards
- Chapter 17 - Cultural Heritage
- Chapter 18 - Urban Land Modification and Vegetation Protection
- Chapter 19 - Utilities
- Chapter 20 - Hazardous Substances and Contaminated Sites
- Chapter 21 - Transportation and Access
- Chapter 22 - Financial Contributions and Works
- Chapter 23 - Subdivision and Servicing

**Explanation and Reasons**

*This explanation and reasons relate to Policies 12.8.2.1.3.1 to 12.8.2.1.3.3.*

*It is important to limit the use of the site and ensure that the activities that are allowed, minimise adverse effects on the adjoining sites. In order not to limit the options for future development for non-depot purposes, it is also desirable to limit further subdivision of the Special 2 Zone.*

12.8.2.1.4

**Description**

This Zone covers the existing bus depot land in Centreway Road, Orewa. The Zone is designed to enable the land to be used as a bus depot, but to ensure that if, as is anticipated, the depot is transferred to a new site, the best future use of the land can be re-assessed in the light of conditions prevailing at that time. A suitable change can then be made to the District Plan to replace the Special 2 Zone with a zoning appropriate for the desired new range of activities.

**Rule 12.8.2.2**

**Activity Rules**

Rule 12.8.2.2.1

Activities in the Special 2 (Bus Depot) Zone shall comply with the following:

- (a) All Permitted and Controlled Activities in the Activity Table in Rule 12.8.2.2.2 shall comply with Rule 12.8.2.3 Development Controls and Performance Standards, and any other relevant Rule in the Plan.
- (b) All Discretionary Activities in the Activity Table in Rule 12.8.2.2.2 will be assessed against the criteria set out in 12.8.2.6 Discretionary Activities: Assessment Criteria, any other relevant Discretionary Activity Assessment Criteria in any other chapter of this Plan, and the relevant matters in section 104 of the Act.

Rule 12.8.2.2.2  
**Activity Table**

**Activity Table**

In the following table:

- P = Permitted Activity**
- D = Discretionary Activity**
- NC = Non-complying Activity**

**Note:** Words in Capitals are defined in Chapter 3 - Definitions



ACTIVITY	ACTIVITY STATUS
Any Permitted Activity in this Table which does not comply with the Development Controls and Performance Standards in Rule 12.8.2.3	<b>D</b>
Any Activity not listed in this Activity Table	<b>NC</b>
The ERECTION, addition to or alteration of BUILDINGS and ACCESSORY BUILDINGS for Permitted Activities	<b>P</b>
The DEMOLITION or removal of BUILDINGS except those protected by a Rule in this Plan	<b>P</b>
Bus depot including bus refuelling facilities subject to Rules in <i>Chapter 17 - Hazardous Substances and Contaminated Sites</i>	<b>P</b>
District Wide Activities	<b>See Chapter 16 - General Rules</b>
EARTHWORKS and Vegetation and WETLAND MODIFICATION Activities	<b>See Chapter 18 - Urban Land Modification and Vegetation Protection</b>
Transport Activities	<b>See Chapter 21 - Transportation and Access</b>
Use and Storage of HAZARDOUS SUBSTANCES	<b>See Chapter 20 - Hazardous Substances and Contaminated Sites</b>
UTILITIES	<b>See Chapter 19 - Utilities</b>



### Rule 12.8.2.3

#### Rule 12.8.2.3.1 Height in Relation to Boundary

#### Rule 12.8.2.3.2 Yards

#### Rule 12.8.2.3.3 Use of Yards

#### Rule 12.8.2.3.4 Landscaping and Appearance of Sites

### Development Controls and Performance Standards

#### Height in Relation to Boundary

No part of any building shall exceed a height equal to 2 metres plus the shortest horizontal distance between that part of the building and any site boundary, where that boundary is adjacent to a Residential Zone.

#### Yards

The following minimum yards shall apply:

- (a) Front Yard                      7.5 metres
- (b) Rear Yard                        6 metres in respect of boundaries adjoining a Residential Zone; otherwise there shall be no rear yard requirement.
- (c) Side Yard                         6 metres in respect of boundaries adjoining a Residential Zone; otherwise there shall be no side yard requirement.

#### Use of Yards

Yards shall be unoccupied and unobstructed by any buildings, parts of buildings, decks, terraces or steps, except that eaves may overhang any yard by not more than 0.3 of a metre.

#### Landscaping and Appearance of Sites

- (a) A planting strip at least 1.5 metres wide, planted in trees or shrubs, shall be provided and maintained, along the total length of the frontage of the site, except over land required for access into the site.  
  
Alternatively an equivalent area may be planted and maintained in a similar fashion elsewhere in or adjacent to the front yard, in such a way as to soften the appearance of buildings on the site.
- (b) No materials may be stored on any front yard.
- (c) Refuse may be stored within any building or on any part of a site, excluding a yard, and shall be contained within a purpose made container with a secure cover, which shall be screened from any adjoining Residential Zone, Open Space Zone, Reserve or other public place.



Rule 12.8.2.3.5  
**Rules in Other Chapters of the Plan**

**Explanation and Reasons**

*This explanation and reasons relate to Rules 12.8.2.3.1 to 12.8.2.3.4.*

*These Rules are intended to ensure that the amenity values of adjoining sites are not adversely affected, by providing a degree of separation between the activities on the site and residential areas, and ensuring that the buffer areas are kept and used in a manner which does not detract from the amenity values of the adjoining sites.*

**Rules in Other Chapters of the Plan**

Relevant rules in other chapters of the Plan shall also be complied with.

*Chapter 16 - General Rules, except that Rule 16.9 shall apply as if this Zone was a Mixed Business Zone.*

*Chapter 17 - Cultural Heritage*

*Chapter 18 - Urban Land Modification and Vegetation Protection*

*Chapter 19 - Utilities*

*Chapter 20 - Hazardous Substances and Contaminated Sites*

*Chapter 21 - Transportation and Access*

*Chapter 22 - Financial Contributions and Works*

*Chapter 23 - Subdivision and Servicing*

Rule 12.8.2.4

**Controlled Activities: Matters for Control and Assessment Criteria**

There are no Controlled Activities in this Zone.

Rule 12.8.2.5

**Restricted Discretionary Activities: Matters for Discretion and Assessment Criteria**

There are no Restricted Discretionary Activities in this Zone.

12.8.2.6

**Discretionary Activities: Assessment Criteria**

Without limiting the exercise of its discretion, for all Discretionary Activity resource consent applications in the Special 2 Zone, the Council will have regard to the following Assessment Criteria and any relevant Discretionary Activity Assessment Criteria in any other chapter of this Plan, and the relevant matters set out in section 104 of the Act.

Refer to the relevant Assessment Criteria in section 12.9.

Rule 12.8.2.7

**Subdivision**

The subdivision of land in this Zone is a Non-complying Activity.