



12.8.7

SPECIAL 7 (WARKWORTH SPECIAL BUSINESS) ZONE

12.8.7.1

Zone Issues, Objectives, Policies and Description

12.8.7.1.1

Issues

Refer to section 12.2.

12.8.7.1.2

Objectives

Objective

12.8.7.1.2.1

To enable the establishment of industrial and sales activities requiring space and low servicing requirements.

Objective

12.8.7.1.2.2

To avoid, remedy or mitigate the adverse visual effects of the activities.

Objective

12.8.7.1.2.3

To avoid, remedy or mitigate adverse effects on State Highway 1 from traffic generated by activities on the site.

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

12.8.7.1.3

Policies

Policy

12.8.7.1.3.1

Activities within the Zone should be sited and designed so that adverse visual effects are avoided, remedied and mitigated.

(This policy seeks to achieve Objective 12.8.7.1.2.2)

Policy

12.8.7.1.3.2

Activities within the Zone should not generate adverse traffic effects on the State Highway 1.

(This policy seeks to achieve Objective 12.8.7.1.2.3)

Policy

12.8.7.1.3.3

Activities should be able to be serviced on site.

(This policy seeks to achieve Objective 12.8.7.1.2.1)



Policy
12.8.7.1.3.4

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 12.8.7.1.3.1 to 12.8.7.1.3.3.

These policies are intended to ensure that the activities on the site do not generate adverse visual effects on adjoining sites and when viewed from the state highway. The land in the zone is visually exposed to the State Highway 1 and situated at the northern entry to Warkworth, it is therefore essential that a high standard of amenity values is achieved. Traffic generation from the zone should be kept within the capacity of the access to State Highway 1. As the area is unserviced activities need to be serviced on site.

12.8.7.1.4

Description

This Zone has a history of semi-commercial use as a stock saleyard but it is no longer needed for this purpose. The Zoning now allows a range of industrial and sales activities characterised by extensive space requirements and low servicing requirements.

Rule 12.8.7.2

Activity Rules

Rule 12.8.7.2.1

Activities in the Special 7 (Warkworth Special Business) Zone shall comply with the following:

- (a) All Permitted and Controlled Activities in the Activity Table in Rule 12.8.7.2.2 shall comply with Rule 12.8.7.3 Development Controls and Performance Standards, and any other relevant Rules in the Plan.
- (b) All Controlled Activities in the Activity Table in Rule 12.8.7.2.2 will be assessed against the criteria set out in 12.8.7.4.
- (c) All Discretionary Activities in the Activity Table in Rule 12.8.7.2.2 will be assessed against the criteria set out in 12.8.7.6 Discretionary Activity 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 12.8.7.2.2
Activity Table

Activity Table

In the following table:

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



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

ACTIVITY	ACTIVITY STATUS
Any Permitted or Controlled Activity in this Table which does not comply with the Development Controls and Performance Standards in Rule 12.8.7.3.	D
Any activity not listed in this Activity Table	NC
The ERECTION, addition to or alteration of BUILDINGS and ACCESSORY BUILDINGS for Permitted Activities	P
The ERECTION, addition to or alteration of BUILDINGS and ACCESSORY BUILDINGS for Controlled Activities	C
The DEMOLITION or removal of BUILDINGS, except those protected by a Rule in this Plan	P
Builders' depots and workshops	P
Builders' supply merchants	P
Farm machinery sales, servicing and repairs	C
INDUSTRY not involving process listed in Appendices 9A and 9B, Chapter 9 - Business	P
INDUSTRY involving the use and storage of HAZARDOUS SUBSTANCES	See rules in Chapter 20 - Hazardous Substances and Contaminated Sites
RESERVES	P
SHOW HOME SITES	P
Transport DEPOTS for the storage and transfer of goods, including the servicing of vehicles used in connection with the SITE	P



District Wide Activities	See Chapter 16 - General Rules
EARTHWORKS and Vegetation and WETLAND MODIFICATION Activities	See Chapter 18 - Urban Land Modification and Vegetation Protection
Transport Activities	See Chapter 21 - Transportation and Access
Use and Storage of HAZARDOUS SUBSTANCES	See Chapter 20 - Hazardous Substances and Contaminated Sites
UTILITIES	See Chapter 19 - Utilities

Rule 12.8.7.3

**Rule 12.8.7.3.1
Maximum Height**

**Rule 12.8.7.3.2
Yards**

**Rule 12.8.7.3.3
Use of Yards**

Development Controls and Performance Standards

Maximum Height

No part of any building shall exceed a height of 10 metres.

Yards

The following minimum yards shall apply:

- (a) Yards adjacent to all boundaries other than the common boundary between Lots 1 and 2 DP 119681 - 6 metres
- (b) Yards adjacent to the common boundary between Lots 1 and 2 DP 119681 - Nil.

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.



Rule 12.8.7.3.4
Landscaping and Appearance of Sites

Landscaping and Appearance of Sites

- (a) A planting strip not less than 2.0 metre wide shall be provided along the boundary of any site which adjoins any Rural or Open Space Zone or Lot 3 on DP 119681, such a planting strip is to be planted and maintained to provide an effective visual screen between the land and buildings in the Zone and the adjoining land.
- (b) The landscaping required by Rule 12.8.7.3.4(a) shall comply with Rules 9.10.4.1(b), (c) and (d) and Rule 9.10.4.2 in *Chapter 9 - Business*.
- (b) No materials may be stored on any front yard.
- (c) Refuse may be stored within any building and on any open 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.

Explanation and Reasons

This explanation and reasons relate to Rules 12.8.7.3.1 to 12.8.7.3.4.

These Rules are intended to ensure that activities in the Zone do not have an adverse effect on adjoining sites, and to minimise the visual impact of development on the view from State Highway 1.

Rule 12.8.7.3.5
Rules in Other Chapters of the Plan

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 16.9.2.1.3 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 12.8.7.4

Controlled Activities: Matters for Control and Assessment Criteria

In accordance with section 76(3A) of the Act, the Council will limit its control to the matters listed when considering resource consent applications for Controlled Activities.

Rule 12.8.7.4.1

All Controlled Activities

Rule 12.8.7.4.1.1
Matters for Control

Matters for Control

The Council will limit its control to the following matters:



- (a) Design and external appearance of buildings.
- (b) Landscape design and site layout.
- (c) Location and design of vehicular access.
- (d) Volume of traffic.

12.8.7.4.1.2
Assessment Criteria

Assessment Criteria

When considering an application the Council will have regard to the following criteria:

Appearance of buildings

- (a) Whether the appearance of buildings and structures will have an adverse effect on the visual amenity of adjoining sites, and on the entrance to Warkworth as viewed by travellers on the adjoining road.

Screening

- (b) Whether landscaping is proposed to screen activities from the adjoining sites and the road.

Site layout

- (c) Whether the layout of buildings and parking/display and sales areas located on the state highway frontage and could distract the attention of drivers passing along the highway.

Volume of traffic

- (d) Whether the proposed activity(ies) will affect the functioning of the State Highway, and whether the State Highway is capable of accommodating the volume of traffic generated, including the cumulative effect of traffic generated by other activities in the vicinity and projected increases in traffic volumes.

Explanation and Reasons

The matters for control are to ensure that activities in the Zone do not have an adverse effect on adjoining sites, and to minimise the visual impact of development on the view from State Highway 1. They are also intended to ensure that the safety of drivers on State Highway 1 is not adversely affected by activities on the site.

Rule 12.8.7.5

Restricted Discretionary Activities: Matters for Discretionary and Assessment Criteria

There are no Restricted Discretionary Activities in this Zone.

12.8.7.6

Discretionary Activities: Assessment Criteria

Without limiting the exercise of its discretion, for all Discretionary Activity resource consent applications in the Special 7 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 12.8.7.7

Subdivision

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