

SPZ(MCC) - Special Purpose Zone - Museum and Conference Centre

Introduction

The purpose of the Special Purpose Zone (Museum and Conference Centre) is to provide for industrial activities, together with specific identified activities that are to be developed as a comprehensive complex. This is based on identified activities including a central museum, wedding venue, tavern and conference facility with associated non-permanent residential accommodation (tourists and short-stay visitors). The provisions of the Special Purpose Zone (Museum and Conference Centre) seek to provide for those activities at a specific location.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
SPZ(MCC)-O1	Special Purpose Zone (Museum and Conference Centre) A comprehensively planned function centre with identified activities is enabled, and which does not undermine the role and function of the Rangiora Town Centre and its continued viability and vitality.
Policies	
SPZ(MCC)-P1	Special Purpose Zone (Museum and Conference Centre) Provide for a site specific comprehensive complex within the Special Purpose Zone (Museum and Conference Centre) that: <ol style="list-style-type: none"> 1. enables the following primary functions: <ol style="list-style-type: none"> a. a museum, a conference facility, a wedding venue and event facility and visitor accommodation; 2. provides for activities anticipated in any industrial zones where these do not cause adverse effects on amenity values on the activities listed in SPZ(MCC)-P1(1); and 3. avoids office, retail, visitor accommodation and entertainment activities at a scale that could undermine the function and role of the Rangiora Town Centre and investment in public amenities and facilities.

Activity Rules

SPZ(MCC)-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity complies with all built form standards (as applicable). 	Activity status when compliance not achieved: as set out in the relevant built form standards
SPZ(MCC)-R2 Trade supplier	

Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(MCC)-R3 Yard-based activity	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(MCC)-R4 Community corrections activity	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(MCC)-R5 Emergency service facility	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(MCC)-R6 Wedding and event facility	
Activity status: PER Where: 1. the activity occupies a maximum of 150m ² of building GFA in the zone.	Activity status when compliance not achieved: DIS
SPZ(MCC)-R7 Food and beverage outlet	
Activity status: PER Where: 1. the activity occupies a maximum of 2,000m ² of building GFA in the zone.	Activity status when compliance not achieved: DIS
SPZ(MCC)-R8 Museum/conference centre including ancillary retail	
Activity status: PER Where: 1. the activity occupies a maximum of 4,500m ² of building GFA in the zone.	Activity status when compliance not achieved: DIS
SPZ(MCC)-R9 Gymnasium	
Activity status: PER Where: 1. the activity occupies a maximum of 200m ² of building GFA in the zone.	Activity status when compliance not achieved: DIS
SPZ(MCC)-R10 Retail activity	
Activity status: PER Where: 1. other than already provided for under SPZ(MCC)-R1 to SPZ(MCC)-R3 and SPZ(MCC)-R7 to SPZ(MCC)-R8, any other retail activity shall be a maximum GFA of 2,400m ² .	Activity status when compliance not achieved: DIS
SPZ(MCC)-R11 Visitor accommodation	
Activity status: PER	Activity status when compliance not achieved:

Where: 1. a maximum of 40 visitor accommodation units shall be provided in the zone.	DIS
SPZ(MCC)-R12 Industrial activity	
Activity status: PER Where: 1. any industrial activity shall be set back a minimum of 50m from a museum and conference centre, wedding and event facility, and visitor accommodation; and 2. within the 50m setback, a minimum of 10m of landscaping shall be provided.	Activity status when compliance not achieved: DIS
SPZ(MCC)-R13 Recreation facilities	
Activity status: PER Where: 1. the activity occupies a maximum of 2,000m ² of building GFA.	Activity status when compliance not achieved: DIS
SPZ(MCC)-R14 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
SPZ(MCC)-R15 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except were expressly specified by a district wide provision	
Activity status: DIS	Activity status when compliance not achieved: N/A

Built Form Standards

SPZ(MCC)-BFS1 Height	
1. The maximum height of any building, including parapets shall be 15m, calculated in accordance with the definition of height calculations.	Activity status when compliance not achieved: DIS
SPZ(MCC)-BFS2 Height in relation to boundary adjoining Residential Zones, Rural Zones, or Open Space and Recreation Zones	
1. Where an internal boundary adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-MCC-MD1 - Height in relation to boundary Notification An application for a restricted discretionary activity under this rule is precluded from being publicly

<p>accordance with Appendix APP3, except for the following:</p> <ol style="list-style-type: none"> a. flagpoles; b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts; c. decorative features such as steeples, towers and finials; d. for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and e. where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary; <p>2. Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p>	<p>notified, but may be limited notified.</p>
SPZ(MCC)-BFS3 Internal boundary building setback	
<p>1. The minimum building setback from internal boundaries that adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 10m.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-MCC-MD2 - Internal boundary setbacks Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
SPZ(MCC)-BFS4 Landscaping	
<p>1. Landscaping shall be provided along the full length of all internal boundaries with Residential Zones or Open Space and Recreation Zones. This landscape strip shall be a minimum of 2m deep.</p> <p>2. Any landscape strip required in (1) shall include a minimum of one evergreen tree for every 10m of shared boundary or part thereof, with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-MCC-MD3 - Internal boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

<ol style="list-style-type: none"> 3. Within any boundary with Lot 1 DP 352557, Lot 4 DP 352557 and Lot 3 DP 33763 shall be landscaped to a minimum depth of 10m. 4. Landscaping shall be provided along the full length of the road boundary apart from vehicle crossings. 5. Any landscaping required in (4) shall be a minimum of 2m deep and include a minimum of one evergreen tree for every 10m of road frontage or part thereof, with the trees to be a minimum of 1.5m in height at time of planting. 	
SPZ(MCC)-BFS5 Road boundary setback	
<ol style="list-style-type: none"> 1. All buildings shall be set back a minimum of: <ol style="list-style-type: none"> a. 10m from the road boundary with any arterial road or collector road; b. 10m from the road boundary where the road is separating the site from Residential Zones, Rural Zones, or Open Space and Recreation Zones; c. 3m from the road boundary of all other roads; and d. no building setback is required under (a), (b), or (c) where buildings located within 10m of the boundary make up less than 10% of the road boundary frontage. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-MCC-MD4 - Road boundary setbacks</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
SPZ(MCC)-BFS6 Outdoor storage areas	
<ol style="list-style-type: none"> 1. Any outdoor storage or parking areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Residential Zones, Rural Zones, or Open Space and Recreation Zones or Commercial and Mixed Use Zones or the road boundary. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-MCC-MD5 - Outdoor storage and waste management</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
SPZ(MCC)-BFS7 Building coverage	
<ol style="list-style-type: none"> 1. The maximum building coverage shall be 50%. 	<p>Activity status when compliance not achieved: DIS</p>
SPZ(MCC)-BFS8 Waste management requirements for all commercial activities	
<ol style="list-style-type: none"> 1. A waste management area for the storage of rubbish and recycling of 5m² with a minimum dimension of 1.5m shall be provided. Waste management areas shall be located behind buildings when viewed from any road or public open space, or screened in accordance with the screening requirements 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-MCC-MD5 - Outdoor storage and waste management</p> <p>Notification An application for a restricted discretionary activity</p>

for outdoor storage areas contained in SPZ(MCC)-BFS6.	under this rule is precluded from being publicly notified, but may be limited notified.
SPZ(MCC)-BFS9 Site Layout Museum and Conference ODP	
1. Development shall be in accordance with SPZ(MCC)-APP1.	Activity status when compliance not achieved: DIS

Matters of Discretion

SPZ-MCC-MD1	<p>Internal boundary landscaping</p> <ol style="list-style-type: none"> 1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping. 2. The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings. 3. The extent to which the site is visible from adjoining sites in any Residential Zones or Open Space and Recreation Zones and the likely consequences of any reduction in landscaping or screening on the amenity values and privacy of those sites.
SPZ-MCC-MD2	<p>Internal boundary setback</p> <ol style="list-style-type: none"> 1. The scale and height of buildings within the reduced setback and their impact on the visual outlook of residents and users on any adjoining Residential Zones or Open Space and Recreation Zones. 2. The extent to which buildings in the setback enable better use of the site and improve amenity values along more sensitive boundaries elsewhere on the site. 3. The proposed use of the setback, the visual and other effects of this use and whether a reduced setback and the use of that setback achieves a better amenity outcome for residential neighbours.
SPZ-MCC-MD3	<p>Internal boundary landscaping</p> <ol style="list-style-type: none"> 1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping. 2. The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings. 3. The extent to which the site is visible from adjoining sites in any Residential Zones or Open Space and Recreation Zones and the likely consequences of any reduction in landscaping or screening on the amenity values and privacy of those sites.
SPZ-MCC-MD4	<p>Road boundary setbacks</p> <ol style="list-style-type: none"> 1. The effect of a building's reduced setback on amenity and visual streetscape values, especially where the frontage is to a strategic road, arterial road or collector road that has a gateway function to a township. 2. The extent to which the reduced setback of the building is opposite any Residential Zones, Rural Zones, or Open Space and Recreation Zones and the effects of a reduced setback on the amenity values and outlook of those zones. 3. The extent to which the building presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and showrooms in the front façade. 4. The extent to which the visual effects of a reduced setback are mitigated through site frontage landscaping, the width of the road corridor, and the character of existing building setbacks in the wider streetscape.

SPZ-MCC-MD5	Outdoor storage and waste management <ol style="list-style-type: none">1. The extent of visual effects on the adjoining site.2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the required setback.3. The extent of the amenity effects on pedestrians or residential activities generated by the type and volume of materials to be stored.4. The extent to which any proposed landscaping or screening mitigates amenity effects of the outdoor storage.5. The extent of any amenity or traffic impacts from a reduced waste management area or alternative location.
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Appendix

SPZ(MCC)-APP1 - Museum and Conference Centre ODP



