

Chapter 20 – Special Use Zone: Baypark

Overview

Baypark provides a centrally located multi-use events centre that hosts a wide range of local, national and international events and sporting fixtures. A significant recreation asset to both the City and the sub-region, Baypark contributes towards the social, cultural and economic well-being of the community.

Currently the site is included in the *Industrial Business Zone*, but this may not be the most appropriate zone for the Baypark site.

Current Rules / Existing Consents

- Current zoning (Industrial Business) does not reflect the actual use of the site.
- Two main consents exist for uses within Baypark:
 - the operation of the speedway; and
 - non-speedway related activities and events;
- Use of resource consents to manage multiple activities on the site is not seen as the most appropriate method.

Key Changes Proposed

- A new zone (Special Use Zone) has been created to provide for the operation of Baypark.
- This zone has been developed by taking the intent of the existing resource consents and providing for speedway racing, activities and events, outdoor consents and numerous other recreational activities on-site.

Reason for the Change

- To consolidate the existing resource consents into one framework which will effectively allow better management and implementation of the site.
- To enable activities to occur while managing any effects on the surrounding environment (noise, lighting, signage, building bulk and traffic).

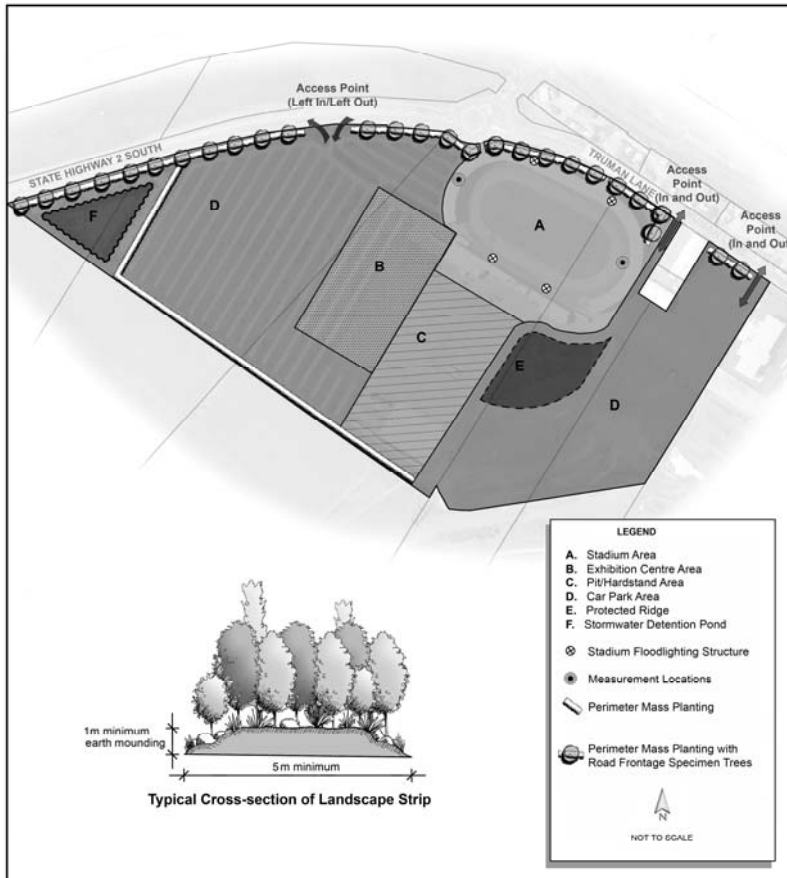
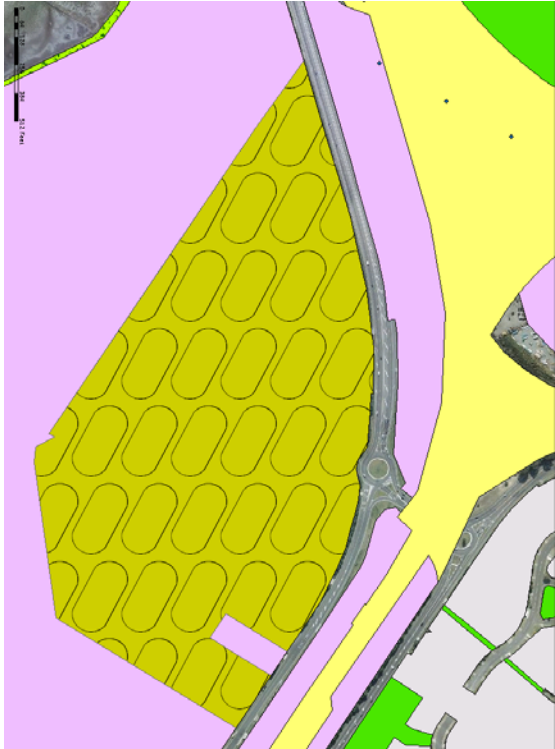
(see over for detailed images)

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The above photo and diagram show the extent of Baypark currently the resource consents cover along with the proposed area to be zoned to reflect that area. The diagram to the left outlines the proposed uses and landscape treatments for the site.